EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

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R.N.GIFFEN M.C.I.P.
EXECUTIVE DIRECTOR

OUR FILE .....

YOUR FILE .....

June 28, 1982

Mr. Stan Hughes, Mayor
Town of Mayerthorpe
Mayerthorpe, Alberta
T0E 1N0

Dear Mayor Hughes:

RE: Mayerthorpe General Municipal Plan

It is my pleasure to submit to you the Town of Mayerthorpe General Municipal Plan prepared by Mr. G. Tweddell and staff of the Municipal Planning and Research Section of the Edmonton Metropolitan Regional Planning Commission.

The Plan, prepared in accordance with the provisions of the Planning Act, R.S.A., states municipal policies and proposals with respect to municipal growth, future land uses, economic development and municipal services.

I trust that the Plan will serve as a useful reference and policy document and will assist Council in its future deliberations.

Yours truly,

R. N. Giffen
Executive Director

RNG/ig

Enclosure

ACKNOWLEDGEMENTS

TOWN OF MAYERTHORPE COUNCIL

S. Hughes	Mayor
D. Brown	Councillor
L. Demeter	Councillor
D. Fellows	Councillor
M. Krikun	Councillor
J. LeClercq	Councillor
A. Olsen	Councillor

PLANNING CONSULTANT

Edmonton Metropolitan Regional Planning Commission

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PART ONE INTRODUCTION

The Town of Mayerthorpe general municipal plan is a broad policy and land use planning document which provides guidance to both public and private decision-makers in order to achieve the Town's overall development objectives. The plan is designed to be a flexible document in order that the Town can respond to development pressures and unforeseen changes within the Town that may occur over time.

The legislative authority for the preparation and adoption of the general municipal plan is outlined in the Planning Act, R.S.A.

The general municipal plan describes the land uses proposed and the manner of, and the proposals for, future development in the municipality. In addition, the general municipal plan designates the areas of the Town that are suitable for an Area Structure Plan or an Area Redevelopment Plan, as defined by the Planning Act, R.S.A.

Finally, the plan provides a clear and comprehensive synthesis of information and description of municipal policies from which future detailed plans and decision-making can be developed.

The general municipal plan program was initiated in June of 1981 following Council's agreement to the Terms of Reference report. A key component of the planning program was the administration and analysis of a community survey[1].

The purposes of the survey were to identify:

(a) the major characteristics of Mayerthorpe residents, the age composition of the population, income levels, occupation, place of employment, mobility, etc.;

(b) the present use of Town services (i.e. parks, protective services, recreational facilities) and suggested improvements;

(c) resident satisfaction or dissatisfaction with the quality of life and the quality of services in Mayerthorpe;

(d) attitudes of residents towards their community and local government;

(e) and resident priorities with respect to managing the Town.

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[1] For a complete description of the survey results refer to; Edmonton Regional Planning Commission, Town of Mayerthorpe General Municipal Plan, Community Survey Report, ERPC, October 1981; 37 pages and appendices.

The general municipal plan is therefore based on information received from the general public, as well as subsequent staff research activities and discussions with the municipal council.

All lands within the corporate boundaries of the Town of Mayerthorpe are included in the general municipal plan. Although the general municipal plan has no force and effect beyond the Town's current boundaries, a desirable expansion direction for the industrial district south of Highway #43 has been identified in order to clarify the Town's long term land use plans.

All undeveloped areas of the Town are considered potentially suitable for the preparation of area structure plans. In addition to the requirements specified by Section 64 of the Planning Act, R.S.A., area structure plans should indicate explicitly how the Town's development policies will be met and if not, the detailed reasons for any variance.

The general municipal plan is intended to be a flexible document. As changing conditions dictate, revisions and amendments to the plan will be necessary, since the management of the Town's development should recognize new development commitments, budget constraints, shifting public and political priorities and changing market conditions. Generally the plan should be reviewed approximately every five years, or as the Council deems necessary.

The Yellowhead Regional Planning Commission will provide planning services to the Town as required, subject to normal budget limitations, in order to assist in implementing the general municipal plan.

PART TWO MUNCIPAL GROWTH AND URBAN FORM

2.1 EXISTING LAND USE

The Town of Mayerthorpe is located approximately 129 kilometres (80 miles) northwest of Edmonton and about 48 kilometres (30 miles) east of Whitecourt. The Town serves primarily as an agricultural service center for the northwest portion of the County of Lac Ste. Anne (see Map 1).

The name "Mayerthorpe" comes from "R.I. Mayer" the community's first postmaster and "thorpe" meaning little village. In 1927 Mayerthorpe was incorporated as a village with a population of 100 people and it was granted town status in 1961 with a population of 720 people.

Since 1961 the Town's population has more than doubled as has the amount of land within the Town's boundaries (see Map 2 and Tables 1 and 2). The total land area within Mayerthorpe amounts to approximately 347 hectares (860 acres).

Mayerthorpe has basically followed a linear pattern of residential development parallel to and between the Canadian National Railway line and Highway #43. The southeast part of Town has been approved as the Town's future residential expansion area.

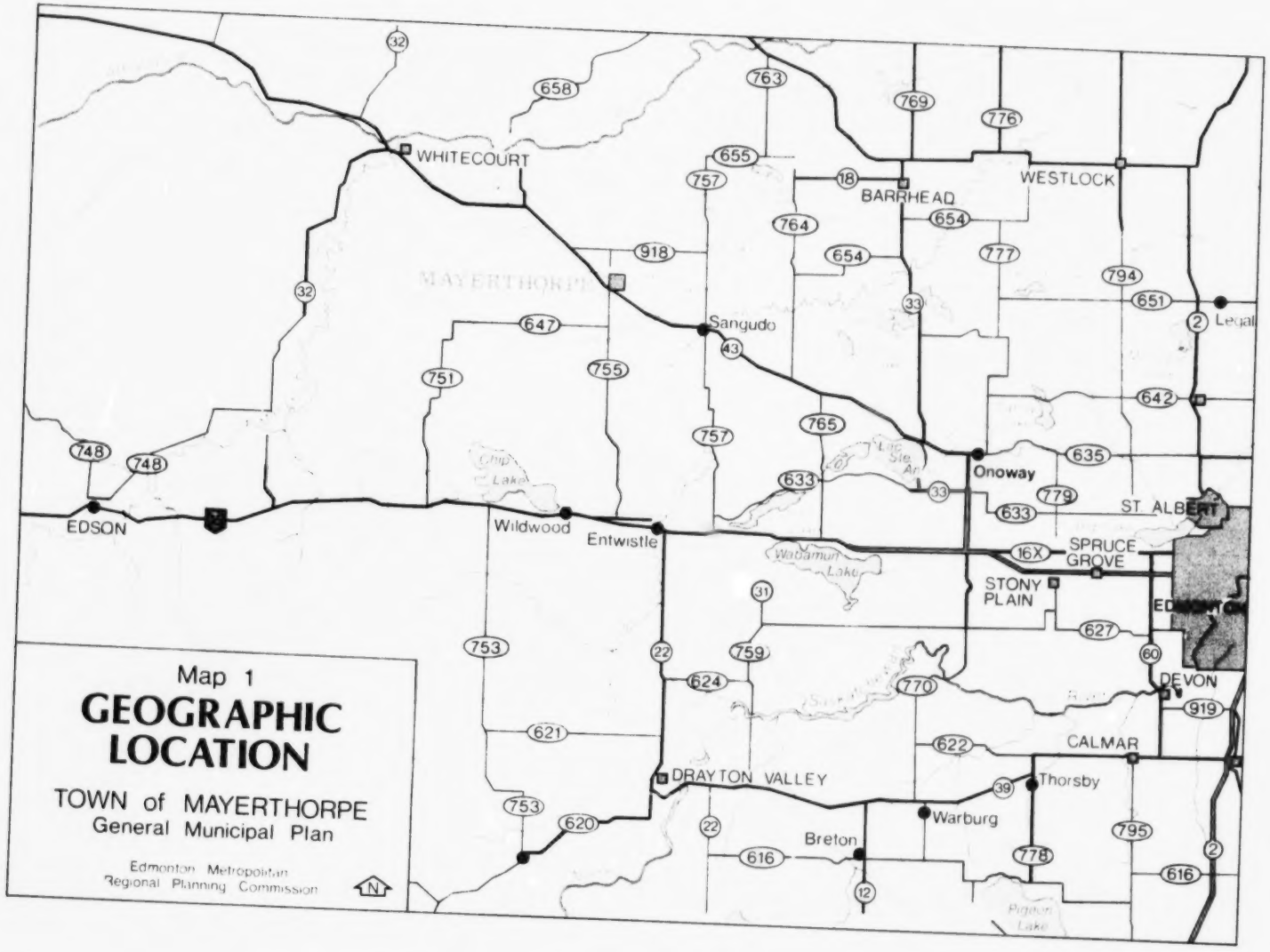
Subdivision of land within the southeast expansion area has taken place; although development has been relatively slow. In addition, a highway commercial subdivision, located east of 50th Street between the Peace River Pipeline right-of-way and Highway #43, has been approved.

(a) RESIDENTIAL

Mayerthorpe's housing stock is comprised primarily of low density housing units. In addition, there are two walk-up apartment buildings and a number of four-plexes in Town.

North of the Canadian National Railway line is an older residential area containing a mixture of smaller single detached dwellings and mobile homes, some of which are in poor condition. Most of the structures were built prior to the area being annexed by the Town in 1964.

A mobile home court on a 4.5 hectare (11.1 acre) site has been established in the northwestern part of Town. It can accommodate up to 52 trailers, however some of these spaces are unoccupied.


Map 1
GEOGRAPHIC LOCATION
TOWN of MAYERTHORPE
General Municipal Plan
Edmonton Metropolitan Regional Planning Commission
N
WHITECOURT
BARRHEAD
WESTLOCK
Sangudo
Onoway
EDSON
Wildwood
Entwistle
ST ALBERT
SPRUCE GROVE
STONY PLAIN
DEVON
CALMAR
DRAYTON VALLEY
Thorsby
Warburg
Breton
Chip Lake
Wabamun Lake
Pigeon Lake
MAYERTHORPE
32
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763
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776
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757
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770
919
621
622
39
620
795
616
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HIGHWAY 43
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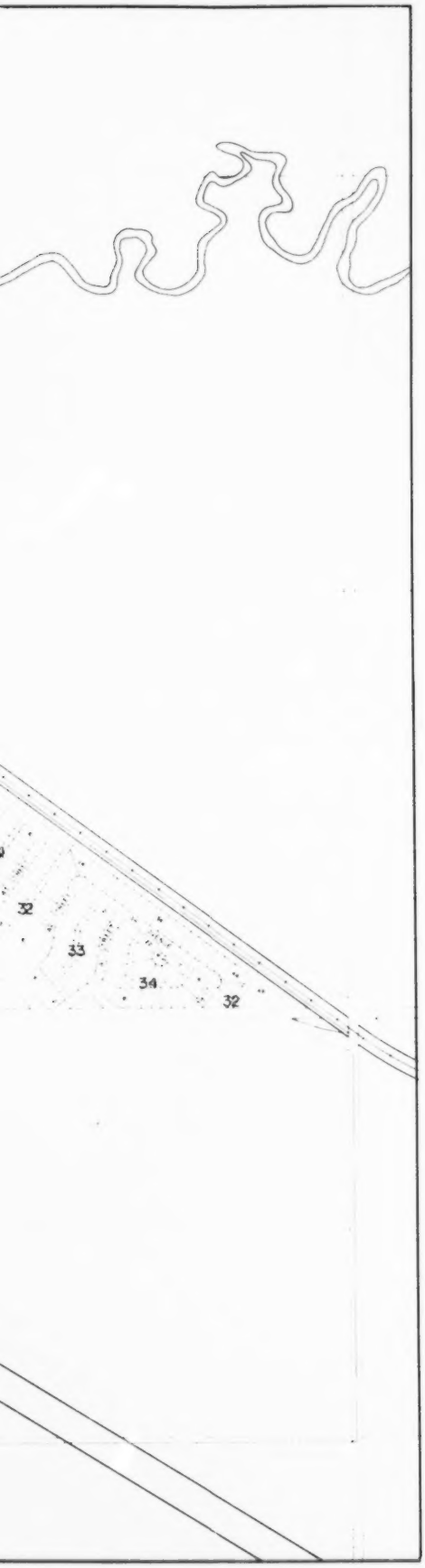

Map 2
EXISTING LAND USE
(1981)

- RESIDENTIAL (Single Family Detached)
- RESIDENTIAL (Duplex)
- RESIDENTIAL (Mobile Home)
- RESIDENTIAL – MULTIPLE FAMILY (Fourplex, Apartment, Senior Citizen Housing)
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL, SEMI – PUBLIC
- PARKS and OPEN SPACE
- VACANT

0 100 300 500 700 900 Feet
0 50 100 150 200 250 Metres

TOWN of MAYERTHORPE
General Municipal Plan

Edmonton Metropolitan
Regional Planning Commission

TABLE 1

EXISTING LAND USE, TOWN OF MAYERTHORPE; 1981

	Net Hectares	Net Acres
Residential, developed	41.72	103.1
Residential, vacant[1]	14.81	36.6
Commercial, developed[2]	3.80	9.4
Commercial, vacant[1]	18.58	45.9
Commercial, reserve[3]	3.21	7.9
Industrial, developed[4]	9.26	22.9
Industrial, vacant[5]	27.68	68.4
Semi-public[6]	29.18	72.1
Parks and open space[7]	46.66	115.3
Vacant[8]	81.18	200.6
Transportation[9]	71.63	177.0
TOTAL	347.71	859.2

NOTES:

1 Consists of vacant lots under plan of subdivision.

2 Also includes post office, town offices, liquor store, provincial offices, and the funeral home.

3 Includes the two lots north along Highway #43 which are presently unzoned.

4 Also includes industrial businesses which are located on commercially zoned land.

5 Includes proposed industrial area south of Highway #43 and vacant land which is leased on the Canadian National Railway right-of-way.

6 Includes town shops, fire hall, library, senior citizens' centre, churches, hospital, clinic, Royal Canadian Mounted Police barracks, recreational facilities, senior citizen housing, schools.

7 Also includes walkways, municipal reserves and Town-owned land presently vacant.

8 Includes land zoned urban reserve.

9 Mainly land used for roads and railway right-of-way (land which is not used for industrial uses), utility lots, and lots for future interchange.

TABLE 2

POPULATION GROWTH, TOWN OF MAYERTHORPE; 1961- 1981

Year	Population	Absolute Change	Percentage Change
1961	663	-	-
1966	916[1]	253	38.2
1971	1,036	120	13.1
1976	1,018	-18	-1.8
1977	1,180	162	15.9
1978	1,280	100	8.5
1979	1,360	80	6.3
1980	1,502	142	10.4
1981	1,502	-	-

NOTE:

[1] Between the years 1964 and 1965, there was an increase of 282 people due to the annexation of the residential area north of the railway tracks.

Almost all of the current residential development is occurring in the northern part of the area covered under the "Southeast Outline Plan". A subdivision containing approximately 130 single lots and a multiple housing site was approved in 1980 and is being developed by the Town of Mayerthorpe. School and park sites to serve this area have been identified.

Part of the southeast outline plan area (approximately 32.3 hectares or 80 acres) has been land banked by the Town with the Alberta Housing Corporation for future residential expansion.

(b) COMMERCIAL

The Town's main business, retail and office district is centrally located with respect to the developed part of Town. Main Street or 50th Street extends northerly from Highway #43 with commercial uses developed along most of its length.

An area along that portion of 45th Avenue which forms part of Highway #22 has been subdivided for commercial uses. Two of the eight parcels are presently used for commercial purposes while the other six parcels are vacant.

The serviced highway commercial subdivision developed by the Town contains 20 lots and is located east of 50th Street and adjacent to Highway #43.

(c) INDUSTRIAL

The Town's main industrial area, although small in size, is presently centered along the railway line from 52nd Street to the eastern Town boundaries. Grain elevators and related facilities are immediately adjacent to the rail tracks. An alfalfa dehydrating - pelletizing plant occupies a large site at the easterly edge of the Town. A ready-mix concrete plant is also located in the same general area.

Recently the Town annexed 70 acres of land for light industrial use immediately south of Highway #43.

(d) PUBLIC AND SEMI-PUBLIC BUILDINGS

The elementary and junior high schools are situated in the northwest part of Town. A future elementary school will be built in the southeast portion of Mayerthorpe where the majority of new residential development will occur.

North of the Canadian National Railway tracks is the hospital which serves Mayerthorpe and the surrounding region.

Senior citizen self-contained housing units, a senior citizens' lodge and a nursing home are all located along 54th Street just south of the recreation grounds.

Other public and semi-public uses such as churches and provincial and municipal buildings are generally centrally located.

(e) PUBLIC OPEN SPACE AND RECREATION FACILITIES

The northwest part of Town, adjacent to the Little Paddle River, includes extensive areas of Town-owned open space and parks.

The western portion of Mayerthorpe contains most of the Town's recreational facilities including the community fair grounds, arena, swimming pool facilities and baseball diamonds.

There are three small parks: one is adjacent to the swimming pool in the west, another is located in the new residential area, and a portion of the school grounds has been developed as a creative playground. There is no developed park space in the northern portion of the Town.

Plans for the southeast residential development include a number of parks and a system of walkways.

(f) TRANSPORTATION AND UTILITIES

Roadways

Mayerthorpe is served by two provincial highways -- Highway #43 and Highway #22. Highway #43 is a primary highway which links Edmonton to the Peace River region. Highway #22 passes through the Town in a north-south direction and provides access to Barrhead and Highway #16.

Internally, the Town's main street (50th Street) extends northerly from Highway #43 and crosses the railway station grounds. Access to Highway #43 is also provided by 50th Avenue which crosses the Town in an east-west direction.

The existing internal roadway network in the older parts of Town is based on the grid pattern of development, whereas the new residential area incorporates a modified grid roadway pattern. This modified grid pattern, consisting of loop streets and slightly curved streets, makes some distinction between types of roads and their function in order to deter through traffic from using residential streets.

Forty sixth (46th) Avenue and its proposed extension will become the main roadway serving the southeast residential area and connecting it with the central part of Town and the highway. A secondary access can be provided in the future from the highway commercial subdivision.

The highway commercial subdivision will also be served by a single spine roadway. Alberta Transportation has indicated that no direct highway access will be permitted to this area until such a time as Highway #43 is multi-laned and an interchange is constructed.

The long-term intersection configuration for Highways #43 and #22 has been studied by the Town of Mayerthorpe and Alberta Transportation. The future diamond interchange will likely be connected to either 50th Street or Highway #22 to the north of Highway #43. The interchange could be developed after Highway #43 becomes a four-lane divided roadway and Highway #22 traffic volumes warrant construction of the overpass.

The existing internal network will have to be modified and extended to accommodate future growth. Land use and transportation are closely interrelated so that changes in one have definite implications for the other. It is important that the planning of new areas ensures the compatibility between land use activities and the Town's transportation system.

Railways and Pipelines

The Canadian National Railway Sangudo Subdivision line, serving the area between the Fox Creek area oil and gas fields and Edmonton, passes through the north portion of Mayerthorpe. The average number of train movements is approximately six per day. A controlled railway crossing may be established at 52nd Avenue (Highway #22) where it crosses the Canadian National Railway line.

(g) MUNICIPAL UTILITIES

The Town is presently supplied with water from four wells located within the Town. The present water supply system is capable of serving almost twice the present population. The Town has also planned a water supply improvement project involving the Paddle River as a supply source, since it is more dependable than the nearby Little Paddle River. For design purposes, a population level of 5,000 persons was used.

A new water treatment plant, including a 2.73 million litre (600,000 imperial gallon) treated water reservoir and pump station, has recently been constructed. However, portions of the water distribution system are in poor condition and require upgrading or replacement.

In 1977, the Town of Mayerthorpe upgraded its sewer system with the construction of a new lagoon. This lagoon, which has a capacity for 2,500 people and is expandable, is located to the east of the Town boundaries.

A new sewage lift station, which is required to transfer sewage from the collection system to the sewage treatment site, has a capacity for up to 2,000 people with outfall lines having a capacity for 4,000 people.

2.2 FUTURE POPULATION GROWTH AND LAND DEMAND

(a) POPULATION GROWTH

Since the oil embargo in 1973, the Province of Alberta has experienced unprecedented economic prosperity, associated with sharply increased prices for its energy resources as well as rapid growth in economic activities and population. This growth and prosperity is expected to continue in the foreseeable future. The Province's natural resource extraction areas are likely to experience the most pronounced growth effects.

The Edmonton metropolitan area, to which Mayerthorpe has good road and rail connections, has a present population of over 700,000. Further growth is expected to bring the area to over 1.3 million inhabitants by the year 2001. Recent growth and decentralization of population and economic activities throughout the metropolitan area has had positive growth effects on municipalities such as Westlock, Barrhead, Camrose, Westaskiwin, etc. Although lying beyond the metropolitan region, they are still close enough to benefit from the spill-over effects of metropolitan growth. The Town of Mayerthorpe, located at a similar distance from the metropolitan area as these other municipalities, can be expected to experience to some degree similar kinds of growth effects.

The Town of Mayerthorpe has developed and grown in the last twenty years mainly in response to the service and commercial function it performed for its agricultural hinterland. Additional growth factors of more recent significance include natural resource development (oil, gas and timber) west of the Town which has created new employment opportunities both in the Town and within commuting distance to it. Of particular importance in this regard was the establishment in 1976 of a large wood-processing plant at Blue Ridge (25 kilometres west of Mayerthorpe). This plant employs close to 300 people, a significant portion of whom (40 percent) have chosen Mayerthorpe as their residence. Lower housing prices prompted

these workers to settle in Mayerthorpe, rather than in Whitecourt (equally distant and with a higher level of commercial and community services). These lower housing costs have also enabled Mayerthorpe in the last several years, to perform an increasingly important dormitory function for the Town of Whitecourt whose population size and economic role in the region has been growing. Population projections prepared for the year 2001 for Whitecourt's general plan range from a low of 6,300 people (based on natural increase only) to a high of 19,050 people (based on the assumption of high immigration and substantial industrial and resource extraction development in the region). The fact that Mayerthorpe has been serving as a dormitory for workers employed in Whitecourt suggests that Mayerthorpe's population growth continues to depend to some degree on the growth in Whitecourt's economy and population.

In the last five years when Mayerthorpe's population growth was mainly due to the intensified economic growth in the larger Whitecourt region, Mayerthorpe's increase in population was equal to 31.6 percent of Whitecourt's increment. However, unlike the recent past which saw significant regional industrial development (Blue Ridge Plant) located between Whitecourt and Mayerthorpe, future natural resource extraction and processing are expected to occur chiefly in the area west of Whitecourt. As a result, it is reasonable to anticipate that Mayerthorpe's population growth will represent a smaller percentage of Whitecourt's future population growth than was the case in the recent past.

Two sets of population projections have recently been independently prepared for the Town of Mayerthorpe. One set was developed by Underwood McLellan Ltd. in November, 1978, as part of an engineering study related to the annexation of lands to the Town. The lower figure of the study's projected range (2,415 people by the year 2001) was derived from the 2.8 percent average annual rate of population growth achieved by the Town in the period between 1966 and 1978. The higher figure (3,080 people by 2001) was obtained by employing the average annual rate of growth of 3.8 percent, as calculated for the longer period between 1961 and 1978.

The second set of population projections was prepared in 1980 as part of the research and analysis undertaken for the Edmonton Regional Plan. The Town's population size, projected by that study, ranges between 2,600 and 3,000 people by the year 2001. The Regional Plan's projections for the individual ERPC area municipalities were derived from projections for the Edmonton region as a whole and were based on an assessment of a variety of factors, likely to affect future growth.

Based on the preceding analysis, it is recognized that the set of population projections for Mayerthorpe contained in the Draft Edmonton Regional Plan can be used for the purposes of Mayerthorpe's general plan to indicate "low" and "medium" population levels[2]. This set has been supplemented in this study by a "high" series of population projections derived by calculating Mayerthorpe's future maximum population increases as 15 percent of Whitecourt's projected maximum population increments.

The maximum population projection for Whitecourt, on which Mayerthorpe's maximum population projection is based, assumes in addition to continued development of tourism, expansion in the local construction industry and continued exploration for oil and gas in the Whitecourt area, that the following plants and operations will start up within the time frame of the general plan (year 2001):

(1) Forest Industry:

(i) A wood manufacturing plant and pulp mill at Knight's Landing

(ii) Expanded wood manufacturing and a new particle board plant at Blue Ridge

(2) Coal Mining and Energy Generation:

(i) Coal mining to serve the oil industry (Cold Lake Area) and electricity generating plant (Judy Creek Area)

(ii) Power plant (Judy Creek Area)

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[2] The factors considered in preparing the municipal projections of the Draft Edmonton Regional Plan included: the role of the municipality within the regional setting; the recent growth history of the municipality, including 1979 population counts or estimates; previously existing municipal population projections; municipal expressions of growth policies or preferred growth options such as may be found in general municipal plans; existing commitments for future growth; the availability of land for residential development; the potential for, or constraints related to servicing land for development; and the likely location of major industrial, or employment-generating activities in the region.

Table 3 summarizes these three projections. As can be seen from the table, Mayerthorpe's projected population by the year 2001 ranges between 2,600 and 3,550 people, with a medium projection of 3,000 people. The average annual rate of growth implicit in these projections ranges between 2.8 and 4.4 percent, with a medium rate of 3.5 percent.

TABLE 3

POPULATION PROJECTIONS, TOWN OF MAYERTHORPE; 1981-2001

	1981[1]	1986	1991	1996	2001	Average Annual Growth 1981-2001(%)
low	1,502	1,800	2,200	2,300	2,600	2.8
medium	1,502	2,100	2,400	2,700	3,000	3.5
high[2]	1,502	2,460	2,840	3,180	3,550	4.4

NOTES:

[1] 1981 actual figures

[2] Derived from the maximum population projection prepared for the Town of Whitecourt's general plan by Stanley Associates Engineering Ltd. in January, 1980. Whitecourt's maximum projection was derived from British Columbia Forest Products Ltd. employment estimates and Stanley Engineering Ltd. employment and net migration estimates. Based on Mayerthorpe's role as dormitory for Whitecourt, Mayerthorpe's population increases for the "high" projection were calculated as 15 percent of Whitecourt's maximum projected population increments.

(b) LAND DEMAND

The available supply of residential land within the Town (see Map 3 and Table 4) is capable of housing an additional 3,000 residents which is well in excess of the population growth expected by the year 2001.[3]

By the year 2001 with a trade area population of 7,450, it is expected that commercial space will total a maximum of 24 585 square metres (264,630 sq. ft.) of gross leasable area (GLA), more than twice the existing inventory of commercial space (see Table 5).[4]

Growth of the commercial sector will require the development of currently available commercially designated land. It is anticipated that up to a total of 10.28 net hectares of land will be developed for commercial uses by the year 2001 as compared to a total currently developed commercial area of 3.80 net hectares.

It is further expected that;

(1) one half of the available land (vacant and redevelopable from residential and industrial uses) in the downtown area (1.45 hectares - 3.6 acres) will be developed at the present density of 3 140 m^2 of GLA per hectare (13,650 sq. ft. per acre). This will provide 36 percent of the total incremental commercial space projected by 2001;

(2) two-thirds of the vacant land in the downtown extension area C-1 zoned land south of existing downtown (1.27 hectares - 3.1 acres) will be developed at a density of 2 300 m^2 of GLA per hectare (10,000 sq. ft. per acre). This will provide 23 percent of the total incremental space projected by 2001;

(3) the remaining 41 percent of the maximum projected commercial space increment will be accommodated in the new highway commercial subdivision at a relatively low density of 1 380 m^2 of GLA per hectare (6,000 sq. ft. per acre). This amount of commercial space will require 3.76

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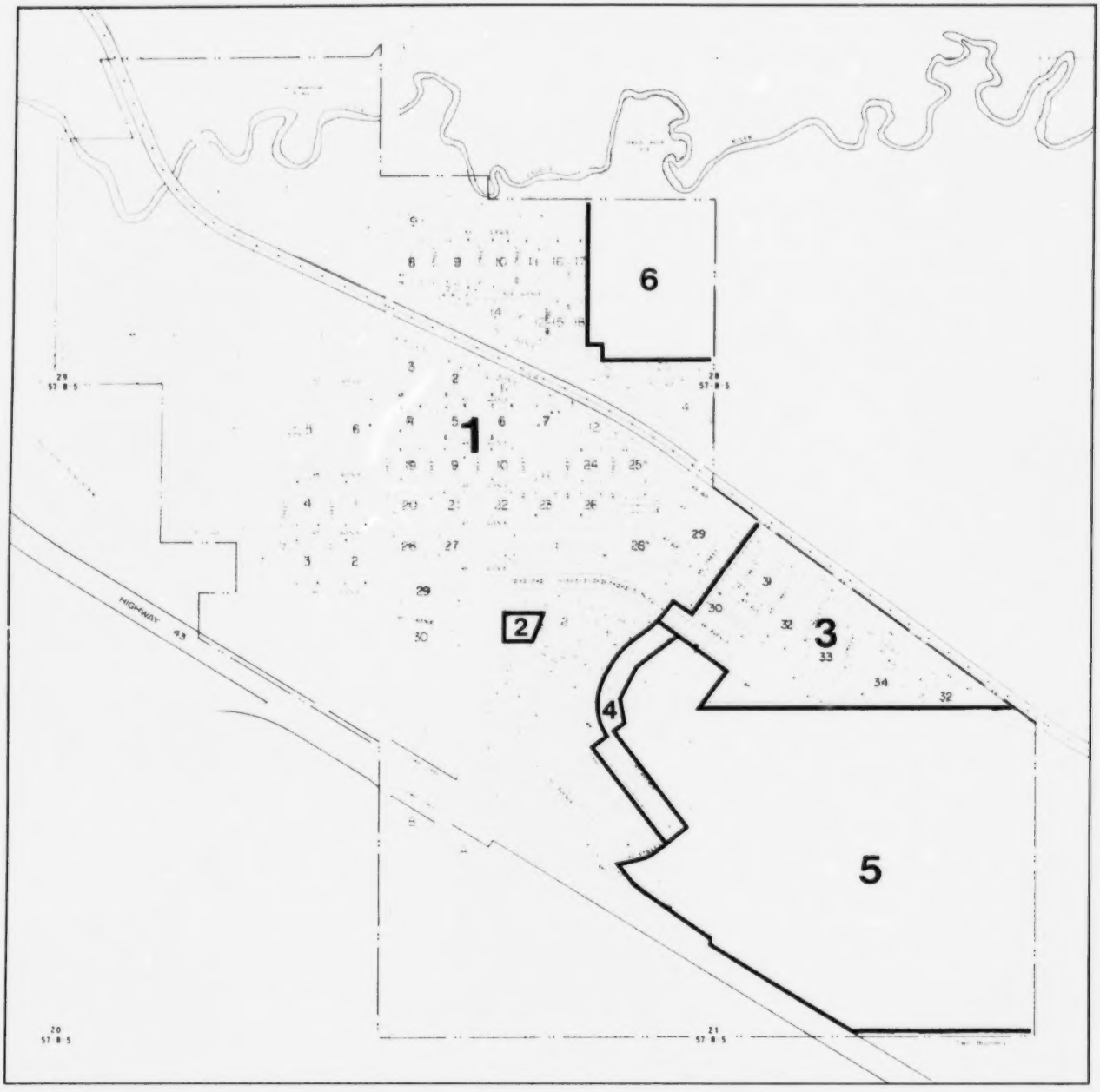
3 Edmonton Regional Planning Commission, Town of Mayerthorpe General Municipal Plan, Housing and Residential Design, ERPC, December 1981; 40 pages and appendices.

4 Edmonton Metropolitan Regional Planning Commission, Town of Mayerthorpe General Municipal Plan, Population and Economic Development Prospects, EMRPC, February 1982; 37 pages.



Map 3

EXISTING and POTENTIAL RESIDENTIAL AREAS

(1981)

(See also Table 4)

TOWN of MAYERTHORPE : General Municipal Plan

Edmonton Metropolitan Regional Planning Commission

TABLE 4
POTENTIAL HOUSING UNITS BY TYPE AND LOCATION; 1981

Area	Stage in Development Process	Size of Area and/or Number of Vacant Lots[1]	Housing Type	Estimated # of Potential Units[2]
I	- infill, vacant residential lots within developed part of Town	- 10 vacant lots zoned R-1 - 12 vacant lots zoned MHS - 8 vacant lots zoned R-2	- single detached - mobile homes - duplexes	10 12 8
II	- part of plan of subdivision, vacant lot	- 0.424 hectares zoned R-3	- apartments	36
III	- Mills Acres subdivision; plan of subdivision; vacant	- 132 residential lots 40 lots zoned MHS 92 lots zoned R-1 - 0.634 hectares zoned R-3	- mobile homes - single detached - townhouses	40 92 19
IV	- part of plan of subdivision; vacant lots or serviced	- 28 vacant lots zoned R-1	- single detached	28
V	- part of Southeast Outline Plan Area; undeveloped	- 68.5 hectares (169.55 acres)	- assumed housing mix[3] 65% singled detached 23% mobile homes 12% townhouses	 403 143 74
VI	- vacant; zoned Urban Reserve	- 12.1 hectares (29.97 acres)	- assume single detached	112

NOTES:

1 As of June 1981.

2 In order to calculate number of potential units in undeveloped areas, it was assumed that 55 to 60 percent of the gross land area would consist of net residential hectares; then the following densities were applied to the net residential land for each housing type;

15 units per net hectare (6 units per net acre) for single detached dwellings,
18 units per net hectare (7.3 units per net acre) for mobile home subdivisions,
29.6 units per net hectare (12 units per net acre) for townhouses,
86.5 units per net hectare (35 units per net acre) for apartments.

3 Housing mix is similar to that of the Mills Acres subdivision.

TABLE 5
PROJECTED COMMERCIAL SPACE REQUIREMENTS
TOWN OF MAYERTHORPE; 1981-2001

Year		Trade Area Population	PROJECTION I Square Meters (Feet) GLA	PROJECTION I Net Hectares (Acres)	PROJECTION II Square Meters (Feet) GLA	PROJECTION II Net Hectares (Acres)
1981		4,700	11 924.2[1] (128,351) [11 466] [123,419]	3.80 (9.4)	11 924.2[1] (128,351) [11 466] [123,419]	3.80 (9.4)
1986	A	5,550	13 542 (145,760)	4.63 (11.4)	14 707 (158,300)	5.23 (12.9)
	B	5,935	14 481 (155,870)	5.11 (12.6)	15 728 (169,290)	5.75 (14.2)
1991	A	5,975	14 579 (156,930)	5.16 (12.8)	17 088 (183,930)	6.44 (15.9)
	B	6,425	15 677 (168,740)	5.73 (14.2)	18 375 (197,790)	7.11 (17.6)
1996	A	6,400	15 616 (168,090)	5.69 (14.1)	19 648 (211,490)	7.75 (19.2)
	B	6,955	16 970 (182,660)	6.38 (15.8)	21 352 (229,230)	8.62 (21.3)
2001	A	6,850	16 714 (179,910)	6.25 (15.4)	22 605 (243,320)	9.62 (22.9)
	B	7,450	18 178 (195,670)	7.01 (17.3)	24 585 (264,630)	10.28 (25.4)

NOTES:

[1] Includes all commercial space available in Town. Square bracketed figures indicate the amount of commercial space in use, including a normal vacancy rate of 5%.

[2] Projection I was made assuming that the amount of commercial space per person of the trading area will remain at the present (2.44 sq. m.) level throughout the projection period.

Projection II was based on the assumption that the amount of commercial space per capita will gradually increase from the present level of 2.44 sq. m. to 3.30 sq. m.

For further information refer to; Edmonton Metropolitan Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Population and Economic Development Prospects, EMRPC, February 1982, 37 pages.

hectares (9.3 acres) of land which is less than half the amount of vacant land - 9.43 net hectares (23.3 net acres) - presently zoned for these purposes. This area is expected to accommodate not only highway commercial land uses, but also other land extensive uses such as automotive sales, retail warehouse sales, etc.

It is extremely difficult to forecast the amount of industrial development which will occur in Mayerthorpe because of uncertainty as to the Town's future role.

If Mayerthorpe continues to serve increasingly as a dormitory for the workers employed in Whitecourt and the surrounding region, then its industrial land requirements will likely be close to the lower level of the projection - 14.2 gross hectares (35.5 gross acres) (see Table 6). On the other hand, if the Town is reasonably successful in its industrial development efforts, the local demand for industrial land can be expected to reach the upper points of the projected range -- between 31.46 and 42.95 gross hectares (78.0 and 106.5 gross acres).

In the former case, the Town's industrial land requirements could be easily satisfied by the existing amount of industrially zoned land.[5] In the latter case, additional land would have to be designated for industrial purposes if the industrial uses were to be confined to industrially zoned land.[6]

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[5] **INDUSTRIALLY ZONED LAND:**

In industrial uses	4.45 gross hectares	11.0 gross acres
Vacant	0.24	0.6
New industrial subdivision (south of Highway)	27.48	67.9
TOTAL	32.17 gross hectares	79.5 gross acres*

NOTE: Does not include 5.6 acres of M-1 zoned land owned by the Department of Transport.

[6] At the present time a large proportion of Mayerthorpe's industrial firms are located on commercially zoned lands.

TABLE 6

PROJECTED INDUSTRIAL LAND REQUIREMENTS, TOWN OF MAYERTHORPE; 1981-2001
GROSS HECTARES (GROSS ACRES)

PROJECTED RANGES	1981	1986	1991	1996	2001
Low	12.34* (30.5)*	12.34* - 21.76 (30.5* - 54.0)	12.34* - 26.62 (30.5* - 66.0)	12.34* - 27.83 (30.5* - 69.0)	12.34* - 31.46 (30.5* - 78.0)
Medium	12.34* (30.5)*	12.34* - 25.41 (30.5* - 63.0)	12.34* - 29.04 (30.5* - 72.0)	12.34* - 32.67 (30.5* - 81.0)	12.34* - 36.30 (30.5* - 90.0)
High	12.34* (30.5)*	12.34* - 29.77 (30.5* - 73.8)	12.34* - 34.36 (30.5* - 85.2)	12.72* - 38.48 (31.8 - 95.4)	14.20* - 42.95 (35.5* - 106.5)

NOTE:

* Actual 1981 figures

For further information refer to; Edmonton Metropolitan Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Population and Economic Development Prospects, EMRPC, February 1982; 37 pages.

(c) FUTURE URBAN FORM

Based on the preceding information, the future urban form illustrated by Map 4 is recommended.

Furthermore, the Town of Mayerthorpe endorses the following municipal growth and urban form policies:

* *The Town will reserve the Little Paddle River Valley for open space uses.*

  The valley slopes are steep, wooded and undevelopable. Therefore, the provisions of Section 98 of the Planning Act, R.S.A. should be used to ensure dedication of the area as environmental reserve land if and when subdivision occurs in the vicinity of the valley.

* *The Town will seek to accommodate future population growth and economic activities.*

  The Town will ensure that there is a sufficient supply of suitably located and serviced land to meet anticipated needs.

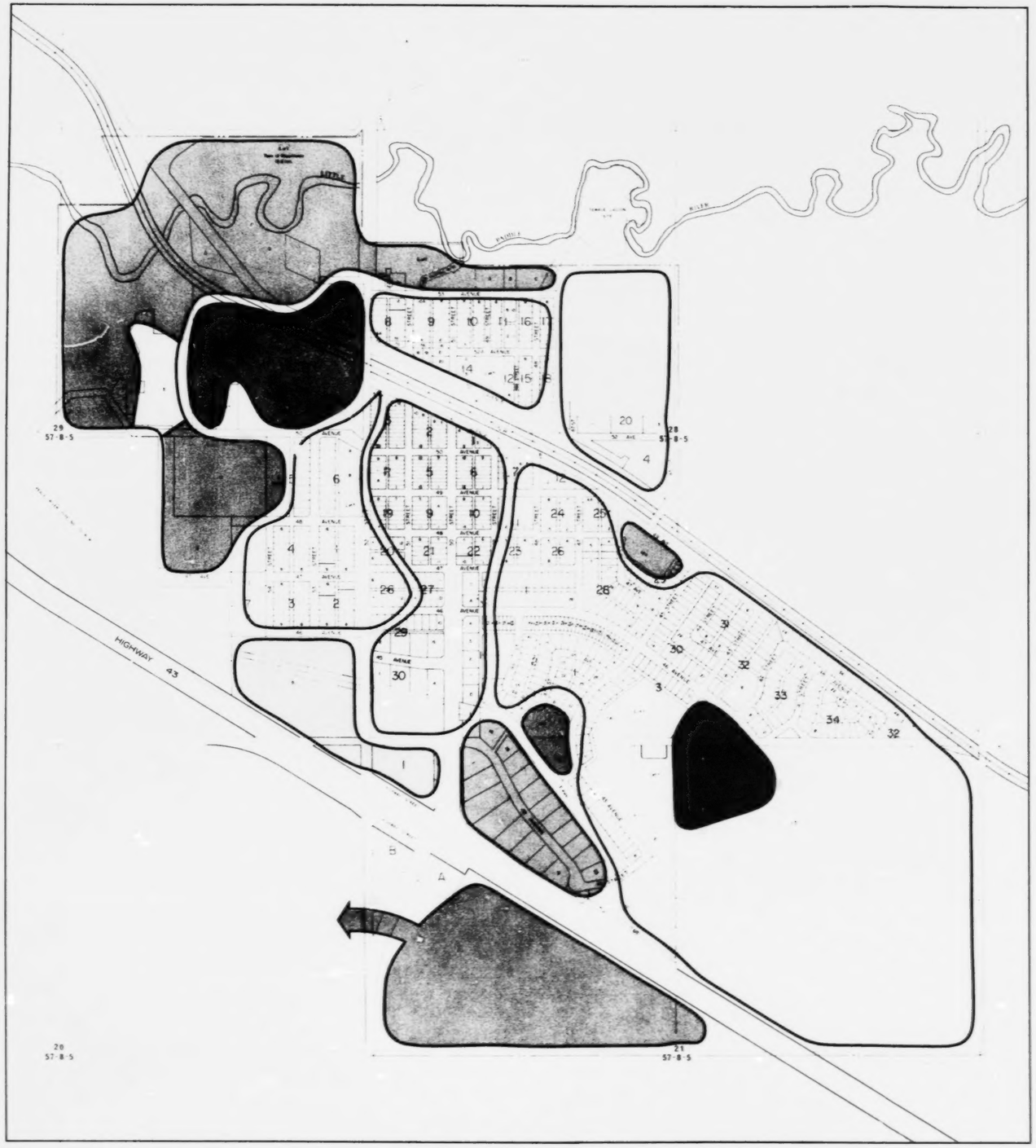
* *The Town will direct new residential development to the southeast residential expansion area.*

* *The Town will encourage the development of currently vacant residential lots.*

  Infilling of existing residential areas will maximize use of existing municipal services.

* *The Town may permit higher density forms of housing adjacent to the central business district.*

  Multiple housing adjacent to the downtown areas provides conveniently located housing for senior citizens, single persons and young married couples while at the same time providing customers for central area businesses.



Map 4

FUTURE URBAN FORM

- Residential
- Urban Reserve
- Commercial
- Commercial Reserve
- Highway Commercial
- Industrial
- Institutional
- Open Space

0 100 300 500 700 900 Feet
0 50 100 150 200 250 Metres

TOWN of MAYERTHORPE
General Municipal Plan

Edmonton Metropolitan
Regional Planning Commission

* *The Town will accommodate commercial sector growth within the existing central business district, the southerly extension of the downtown area and the new highway commercial subdivision area.*

Excessive decentralization of commercial uses should be discouraged in order to promote the continued development of existing business areas.

* *The Town will designate the undeveloped portion of N.W. 28-57-8-5 as urban reserve.*

There is not immediate need for the urban development of N.W. 28-57-8-5. At this time it appears that the most likely future land use of the area would be residential development.

* *The Town will maintain the northwest portion of the Town as the primary concentration of public and semi-public land uses (schools, hospital, recreation grounds and facilities, nursing home, etc).*

The existing community facilities in the northwest portion of the Town represent a major investment by the municipality and accordingly their use should be maximized.

* *The Town will encourage the development of appropriate community facilities (schools, parks, community centres, etc.) within new residential areas.*

Even though use of existing facilities will be maximized, a variety of additional facilities will be required and should be located central to the population they serve.

* *The Town will encourage industrial development to locate in the industrial area south of Highway #43 and east of 52nd Street.*

* *The Town will encourage industrial uses within the central area to relocate to the industrial area south of Highway #43 and east of 52nd Street.*

* *The Town will request that the County of Lac Ste. Anne and the Yellowhead Regional Planning Commission reserve the lands immediately west of 52nd Street and south of Highway #43 for future industrial park expansion.*

PART THREE HOUSING AND NEIGHBOURHOOD DESIGN[7]

3.1 DESCRIPTION

As of 1981, there were 538 dwelling units in Mayerthorpe, an increase of approximately 65 percent over the 1976 total of 325 dwelling units.

The housing stock consists predominantly of single detached dwellings, although this proportion has declined from 80 percent to 65 percent of the housing stock. The primary cause of this decline is the high increase of mobile homes, both in absolute number and in percentage terms (see Table 7).

The number of apartment units has also increased with the construction of a number of four-plex structures and a walk-up apartment building in the new residential area. Mayerthorpe's housing stock does not contain any townhouses as yet.

The Community Survey results indicate that 78.8 percent of Town residents own their place of residence and 19.5 percent are renters. Some 1.7 percent did not respond to this question.

A vacancy rate of 3 percent is generally considered normal for a well-functioning rental market. The vacancy rate in Mayerthorpe during the past three years has fluctuated from 20 percent in 1979 to 5.7 percent in 1981 and finally to 17.1 percent in 1981. While these figures may indicate that there is an adequate supply of rental accommodation in the Town, it should be noted that there were only a small number of units accounted for in the survey. If one or two apartment units had been occupied at the time the survey was taken in 1980, the vacancy rate would have dropped below the 3 percent level.

Almost 25 percent of Mayerthorpe's housing stock was built prior to 1950. At the same time, the housing stock also now contains a high proportion of new housing. This can partially be explained by the arrival of mobile homes in Mayerthorpe, particularly during the last ten years.

Although no accurate and up-to-date information is available in order to determine the condition of Mayerthorpe's housing stock, it appears that some small pockets of housing in poor condition exist in the older part of Town.

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[7] For more detailed information including the results of the community survey as related to housing refer to; Edmonton Regional Planning Commission, Town of Mayerthorpe General Municipal Plan, Housing and Residential Design, ERPC, December 1981, 40 pages and appendices.

TABLE 7

NUMBER AND PERCENTAGE OF DWELLING UNITS BY TYPE AND TENURE, MAYERTHORPE; 1971, 1976, 1981

Type of Structure	1971	1976	1981[1]
Single detached	260 (88.1%)	260 (80.0%)	351[3] (65.2%)
Semi detached or duplex	15 (5.1%)	5 (1.5%)	20 (3.7%)
Apartments	10 (3.4%)	15 (4.6%)	34 (6.3%)
Mobile home	10 (3.4%)	45 (13.8%)	130[4] (24.2%)
Attached to a non-residential structure	-	10 (3.1%)	3 (0.6%)
TOTAL[2]	295 (100.0%)	325 (100.0%)	538 (100.0%)
TENURE			
Owned	205 (69.5%)	260 (80.0%)	N.A.
Rented	90 (30.5%)	70 (21.5%)	N.A.

NOTES:

[1] In addition, other dwelling units in Mayerthorpe include:
(a) Sunnydale Manor - 12 self-contained senior citizen housing units
(b) Pleasant View Lodge - 50 rooms for senior citizens
(c) Parkland Nursing Home - 50 rooms

[2] Figures may not sum due to rounding and Statistics Canada confidentiality procedures.

[3] Includes three single detached dwellings with some commercial space.

[4] Includes 45 trailers which are located in a mobile home court.

SOURCE: Statistics Canada, Census of Canada, 1971, 1976, and Land Use Survey using assessment cards, June 1981.

It is difficult to predict with a high degree of certainty what types of housing will be required for existing and prospective residents of Mayerthorpe in the future. However, there does appear to be a variety of housing needs in the Town, whether it be for senior citizens, single adults or families. It is important that a choice of alternatives in housing type and tenure be provided in the Town for future residents.

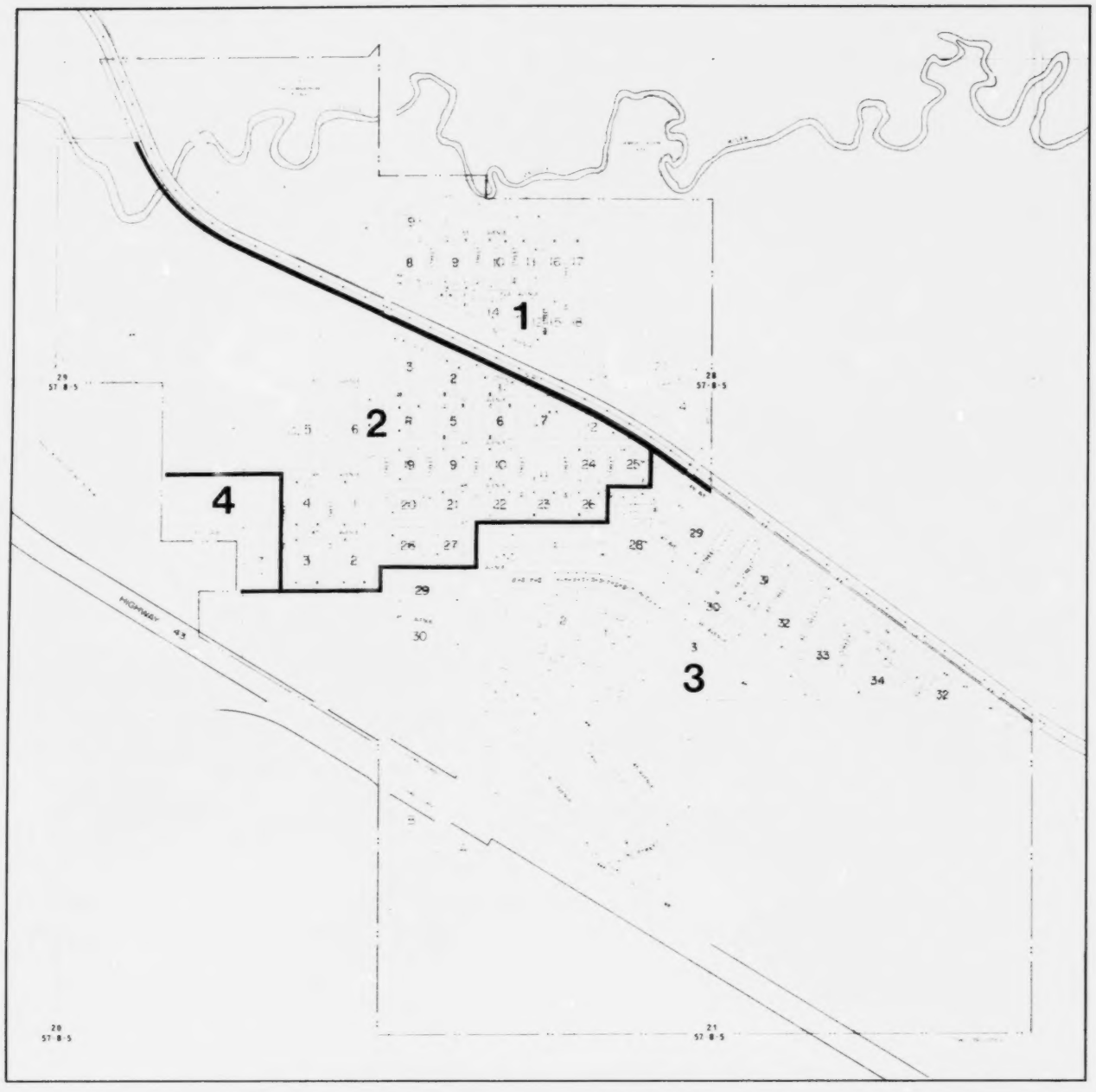
The Canadian National Railway (CNR) line acts as a barrier between Zone 1 and the rest of the Town. Zone 2 comprises essentially the older part of Town, the downtown, and the area where most of the community facilities are located. Most of the more recent residential development is located in Zone 3. And finally, Zone 4 contains the Pleasant View Lodge, Sunnydale Manor and the Parkland Nursing Home - all providing lodging or housing for senior citizens (see Map 5 for zones).

The community survey results indicate that most residents (80.1 percent) are satisfied with their neighbourhood as a place to live and only 13 percent are not satisfied. Accordingly, neighbourhood satisfaction was rated by few households as being an important management area.

As a whole, residents of Mayerthorpe have few complaints about their neighbourhood. Street maintenance was the least liked aspect of neighbourhoods. Residents of Zone 4, and in particular of Zone 2, complained about street maintenance more than people in other zones. Residents of Zone 1 were more concerned about the lack of parks and recreational facilities in their neighbourhood than people in other zones. As was expected, a much higher percentage of residents in Zone 3 felt that being far from schools was the worst aspect of their neighbourhood. Too much traffic and too much noise were most frequently mentioned in Zone 2, although in percentage terms this accounted for approximately 18 percent of the households in that zone (see Tables 8 and 9).

As would be expected, households with children expressed concern with the distance to schools, while those households without children did not consider this to be a "worst" aspect of neighbourhood. Of those few residents who are not satisfied with their neighbourhoods as a place to live, poor neighbourhood design, too much traffic and street maintenance were most frequently mentioned as the worst aspect of the neighbourhood.

Residents of Mayerthorpe felt that being close to shopping, quiet neighbourhood and being near family/friends were the best aspects of their neighbourhood (see Table 10).



Map 5

COMMUNITY SURVEY ZONES

TOWN of MAYERTHORPE : General Municipal Plan

Edmonton Metropolitan Regional Planning Commission

TABLE 8

WORST ASPECTS OF NEIGHBOURHOODS; COMMUNITY SURVEY, 1981

Worst Aspects	First Choice %	Second Choice %	Third Choice %	Weighted Average (% of households)
Being far from family/friends	3.0	1.7	1.7	2.4
Being far from school	7.8	2.6	1.3	5.0
Lack of parks and recreational facilities	7.4	3.5	2.2	5.2
Being far from shopping	1.7	1.3	1.3	1.5
Poor neighbourhood design and appearance	3.9	3.5	2.6	3.5
Have little in common with neighbours	4.8	2.2	2.2	3.5
Street maintenance	14.3	10.4	3.9	11.3
Incompatible land uses	2.2	2.6	1.7	2.2
Incompatible housing types	0.4	1.7	1.3	1.0
Too much traffic	7.4	6.1	4.3	6.4
Too much noise	6.1	9.5	4.3	6.9
Other[1]	11.7	7.3	3.9	8.9
Nothing	17.3	0.4	0.4	8.9
No response	12.1	47.2	68.8	33.3

NOTE:

[1] Noisy dogs/poor control of dogs, too much dust, trucks and cars speeding, are the most frequently mentioned "other" worst aspect of people's neighbourhoods.

TABLE 9

WORST ASPECTS OF NEIGHBOURHOODS BY ZONE; COMMUNITY SURVEY, 1981

Worst Aspects	Zone 1 %	Zone 2 %	Zone 3 %	Zone 4 %
Being far from family/friends	4.9	4.4	0.0	12.5
Being far from school	4.9	3.3	20.6	0.0
Lack of parks and recreational facilities	24.4	3.3	6.3	0.0
Being far from shopping	4.9	0.0	3.2	0.0
Poor neighbourhood design and appearance	4.9	2.2	7.9	0.0
Have little in common with neighbours	9.8	3.3	6.3	0.0
Street maintenance	12.2	19.8	9.5	50.0
Incompatible land uses	0.0	2.2	4.8	0.0
Incompatible housing types	0.0	0.0	1.6	0.0
Too much traffic	9.8	11.0	4.8	0.0
Too much noise	7.3	8.8	4.8	0.0
Other[1]	7.3	14.3	17.5	0.0
Nothing	9.8	27.5	12.5	37.5
TOTAL NUMBER OF HOUSEHOLDS	41	91	63	8

NOTE:

[1] "No response" was not included in the calculation.

TABLE 10

BEST ASPECTS OF NEIGHBOURHOODS; COMMUNITY SURVEY, 1981

Best Aspects	First Choice %	Second Choice %	Third Choice %	Weighted Average (% of households)
Being near family/friends	14.7	4.3	5.2	9.7
Being close to school	6.5	3.9	3.0	5.1
Being close to work	11.3	7.8	3.9	8.9
Being close to shopping	18.6	14.7	6.9	15.4
Attractive neighbourhood design and appearance	4.8	3.5	5.2	4.4
Have lots in common with neighbours	6.5	7.8	3.5	6.4
Street maintenance	0.9	3.0	2.6	1.9
Compatible land uses	0.0	0.0	0.4	0.1
Compatible housing types	0.4	2.2	1.7	1.2
Safe, not too much traffic	7.8	9.5	6.1	8.1
Quiet neighbourhood	10.8	13.4	10.4	11.6
Other	3.5	2.6	1.3	2.8
Nothing	4.8	0.0	0.9	5.7
No response	9.5	27.2	49.0	18.9

A crosstabulation of the best aspects of people's neighbourhood by the zone these people live in did not indicate many significant variations among neighbourhoods except for Zone 2 residents who were slightly more satisfied with the distance to shopping.

There are variations however between the stage in the life cycle and what each perceives as being the "best" aspect of the neighbourhood. Single adults are primarily interested in being close to work and shopping, while seniors tend to consider that being close to shopping or being near family and/or friends is the best or more important aspect of a neighbourhood. Those households with children place greater priority on being close to schools.

Of those few people who were not satisfied with their neighbourhood, most felt that improvement of roads/paving the roads would make their neighbourhood a better place to live.

It should be emphasized that the community survey results indicate a generally high degree of satisfaction among Mayerthorpe residents towards their residential environment.

3.2 POLICY IMPLICATIONS

As we have observed, most Mayerthorpe residents are satisfied with their neighbourhoods as a place to live. While there are many factors which might enhance people's satisfaction with their neighbourhood, neighbourhood satisfaction is also directly associated with housing satisfaction, regardless of house type. Those individuals who are satisfied with their dwelling units also tend to be satisfied with their neighbourhoods. This suggests that the provision of adequate and suitably designed interior and exterior space (including play space), the minimization of noise levels and increased privacy would increase people's satisfaction not only with their dwelling unit, but also with their neighbourhood. As housing densities increase, the design of housing and residential areas with respect to these factors is of particular concern.

The location of a neighbourhood and the qualities asscciated with it are factors that are taken into account when individuals make locational decisions. Of prime importance is whether the area is conveniently accessible to essential activities such as work, shopping, schooling and recreation.

The satisfaction with each neighbourhood is thus, to a large degree, a function of the availability of these services and their importance to the individual affected.

The survey results indicate that there is a fairly strong relationship between the stage in the life cycle and those attributes that are considered to be desirable in a neighbourhood. Single adults are primarily concerned with proximity to work and shopping facilities. Households with children place a high priority on the proximity of schools. Seniors consider the proximity to shopping facilities as a very important attribute in a residential area.

Residential design should take into account the relationship between the differing needs and values of the people who tend to live in certain housing types. Generally, households with children and households without children place an importance on different locational criteria. Family-oriented housing types should usually be located in areas with convenient and safe access to school and park sites. Housing types that generally cater to households with no children (particularly apartments) may be more advantageously sited in areas with easy access to shopping facilities and places to work. Senior citizen housing should be located on sites which best meet the special needs of the elderly (see Table 11).

Most people view their "neighbourhood" as a small area adjacent to their homes. The "micro-neighbourhood" usually consists of a cluster of houses, which face one another on a street or common court, and the immediate surroundings. It is important that homogeneity in housing form be retained at the micro-neighbourhood level. However, a mixture of housing types and densities within a larger area may be acceptable to residents provided there is a gradual transition in dwelling type and density.

At present Mayerthorpe's housing requirements are varied since the Town's population is quite heterogeneous. Future Town growth, most of which will come from the in-migration of people to Mayerthorpe, will require the provision of additional housing. Much of this growth will depend on the degree and characteristics of economic activity in Mayerthorpe and the surrounding region. Another consideration is the types of housing that will be required. This will be related to future income levels, household sizes, occupations, life cycles and life style choice of prospective residents.

In Mayerthorpe, residential land uses account for the largest amount of land within the Town's boundaries. The Town of Mayerthorpe is in an unique position in that it is the major land developer. As a result, the Town will have considerable control over the staging and characteristics of future residential development. A number of factors should be considered including:

(a) The provision of suitable types of housing and residential environments consistent with the characteristics (i.e. type of labour force, life cycle, income, etc.) of the Town's future population.

TABLE 11

NEIGHBOURHOOD SERVICE CRITICAL DISTANCE RECOMMENDATIONS FOR SENIOR CITIZENS

Service	Critical Distance	Maximum Recommended Distance
Bus stop	on-site to 3 blocks	1 block
Outdoor area	on-site to 3 blocks	3 blocks
Laundromat	on-site	on-site
Grocery store	1-10 blocks	6 blocks
Supermarket	1-10 blocks	6 blocks
Bank	1-10 blocks	6 blocks
Post Office	1-3 blocks	3 blocks
Department store	1-3 blocks	3 blocks
Cleaners	1-11 blocks	6 blocks
Senior center	on-site	on-site
Beauty/barber	on-site to 10 blocks	10 blocks
Physician	1-10 blocks	10 blocks
Butcher shop	1-10 blocks	6 blocks
Snack bar	1-10 blocks	10 blocks
Public Library	on-site to 10 blocks	10 blocks
Dentist	1-10 blocks	10 blocks
Eye doctor	1-10 blocks	10 blocks
Foot doctor	indeterminate	10 blocks
Center (for all ages)	used as a senior center	on-site
Movie	indeterminate	10 blocks
Church/synagogue	indeterminate	indeterminate[1]
Bar	no importance	no importance

NOTE:

[1] Indeterminate critical distance due to high percentage of persons who do not use, and only small number who do use.

SOURCE: Robert J. Newcomer. "An Evaluation of Neighbourhood Service Convenience for Elderly Housing Project Residents" in the The Behavioural Basis of Design, Community Development Series, Volume 28, Dowden, Hutchinson & Ross, Inc. Stroudsbourg, Pennsylvania, 1976.

(b) The distribution and design of residential densities in the Town as a whole, and in new areas in particular. Some of the short-term issues could include:

(1) how to best accommodate the continuing demand for mobile homes in the community, and

(2) the desirable amount and location of medium density housing redevelopment.

(c) Concern over the impact of new residential developments on the Town, primarily:

(1) the Town's ability to cope with the demands from new residents for municipal services;

(2) the delay in the provision of educational, recreational, and other neighbourhood facilities and services prior to a supporting population residing in the area; and

(3) how to stage the development of residential lots so as to minimize carrying costs for extended periods of time.

3.3 HOUSING AND NEIGHBOURHOOD DESIGN POLICIES

The Town of Mayerthorpe will seek to ensure the development of suitable types of housing to meet the needs of existing and prospective residents. In order to do so, the Town adopts the following policies.

* *The Town will encourage the Alberta Housing Corporation to provide affordable housing for senior citizens as required.*

* *A variety of lot sizes should be provided in new expansion areas to accommodate varied housing types and sizes.*

* *The Town will monitor the rental situation in Mayerthorpe and identify the types of public actions that could be taken to overcome any shortfalls. Possible actions could include encouraging the private development sector to take advantage of government housing programs.*

The Town will also seek to ensure compatible relationships between different housing types and densities in new and redeveloping residential areas, and in order to do so, has adopted the following policies:

* *Single detached dwellings should be the predominant housing type in the southeast outline plan area. However, both the locations and the relative proportions of housing types can best be determined relative to specific subdivision designs and the market demand existing at that time.*

* *Significant differences in housing type and density should be avoided. This can be achieved by:*

  - *developing homogeneous clusters of housing,*

  - *ensuring a gradual transition in housing form, and*

  - *limiting the size of parcels and length of street frontage used for multiple unit development.*

* *Specific sites for mobile homes in new residential subdivisions should be designated. The mobile homes should be arranged in planned groups or clusters.*

The following policies indicate how the Town will apply appropriate guidelines and standards of urban design so as to develop safe, quiet, convenient and attractive residential areas.

* *Multiple unit family housing should be located in convenient proximity to schools, parks/recreation areas and neighbourhood commercial facilities.*

* *Higher density (i.e. townhouses and apartments) development or redevelopment will be permitted in those areas which are adjacent to the existing commercial core, provided consideration is given to minimizing the impact on adjacent land uses, serviceability, transportation, and other factors considered important by the Town.*

* *The Town will ensure that any future senior citizen housing is located in areas which best meet the special needs of the elderly. It is important that these sites be in close proximity to shopping facilities.*

* *In the review of future residential development proposals, the Town may wish to give consideration to:*

  - *the design of more energy efficient subdivisions using such techniques as increased use of south oriented dwelling units to maximize exposure to the sun and careful siting of landscaping to maximize winter sunlight and summer shade;*

  - *the use of architectural control on major developments;*

  - *the variation of residential frontyard setbacks to offer the potential of a more interesting streetscape, while reinforcing the function of the rear yard as the prime use area for individual residential dwellings;*

  - *the development of various focal points in residential areas in order to encourage community cohesion and interaction; and*

  - *the development of pedestrian circulation systems which link residential areas with schools, parks and recreation facilities.*

* *Buffering should be provided in residential areas adjacent to highways and railway lines, pursuant to Central Mortgage and Housing Corporation guidelines.*

The Town will ensure that residential expansion takes place in an efficient and economical manner. Accordingly, the Town has adopted the following policies.

* *Future residential development should be concentrated in one area so as to allow for the establishment of threshold populations for the provision of neighbourhood facilities and services.*

* *The Town will ensure that a study of the potential demand for housing is undertaken prior to servicing additional lots. It is recognized however that numerous factors which influence the demand for housing are beyond the Town's control and are difficult to predict.*

PART FOUR ECONOMIC DEVELOPMENT

4.1 COMMERCIAL SECTOR

Initially, commercial establishments were developed in Mayerthorpe to serve the needs of the surrounding agricultural area. In more recent years however expansion of the local commercial sector has occurred primarily in response to growth in Mayerthorpe's population. This growth has been precipitated by the exploitation of the area's natural resources, such as gas, oil and timber.

In 1978, the Town of Mayerthorpe had 25 retail and 8 service trade establishments[8] with $15.83 million and $0.61 million in annual sales, respectively. Total trade sales amounted in 1978 to $16.44 million and were 25.4 percent higher than those in 1976.

Mayerthorpe's per capita retail trade sales ($12,368), which in 1978 were 154 percent higher than the average for Alberta as a whole, indicate that the Town's commercial sector has an exceptionally strong retail trade segment. Its service trade component however does not appear to be so well developed. In 1978, Mayerthorpe's per capita service trade sales (equal to $477) amounted to only 50.8 percent of the average recorded for Alberta as a whole. In 1978, Mayerthorpe's per capita retail trade sales were 79.0 and 13.7 percent higher than those of its main competitors, Whitecourt and Barrhead, respectively. In the same year, Mayerthorpe's per capita service trade receipts amounted to only 37.0 and 49.0 percent of those of Whitecourt and Barrhead, respectively. It can also be noted that in the 1976 to 1978 period Mayerthorpe's total trade per capita sales declined slightly (by 0.3 percent) while those of Whitecourt and Barrhead increased by 32.4 and 20.3 percent, respectively. In the same period, the average total per capita trade sales in Alberta increased by 35.2 percent. However, building permits data show that since 1978 a substantial amount of commercial development (valued at $1.6 million) has taken place in the Town. This suggests that Mayerthorpe's per capita trade sales have likely increased in more recent years.

Information obtained from the 1981 community survey indicates that even though Mayerthorpe's residents purchase most of their groceries and drugs in local stores, they spend significant propor-

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[8] Total Trade Sector consists of the following main classes of establishments:

Retail Trade: Food, General Merchandise, Automotive, Apparel, Accessories, Hardware and Furnishings and Other Retail.

Service Trade: Amusement and Recreation, Personal Services, Accommodation and Food Services and Miscellaneous Services.

TABLE 12

AVERAGE PROPORTION OF SHOPPING BY LOCATION; MAYERTHORPE, 1981

Types of Goods & Services	In Town	Barrhead	Edmonton	Other	Total
Groceries	86.2	3.0	7.3	3.5	100
Drugs	89.4	0.9	6.0	3.7	100
Clothing and Shoes	40.5	6.3	40.6	12.6	100
Hardware & Household	67.3	2.6	24.2	5.9	100
Furniture	21.3	1.5	71.5	5.7	100
Major Appliances	38.0	2.0	52.5	7.5	100
Car or Truck Purchase	53.1	3.5	27.6	15.8	100
Car or Truck Service	55.5	3.8	13.3	27.4	100
Barber or Beauty Shop	73.5	0.7	11.3	14.5	100
Dry Cleaners & Laundry	72.6	1.2	24.3	1.9	100
Medical Doctor	41.2	8.4	23.8	26.6	100
Restaurant, Dining Out	28.4	2.7	29.8	39.1	100
Banking	94.9	0.5	2.7	1.9	100
Insurance	82.0	1.2	8.6	8.2	100
Lawyer	77.1	1.1	4.3	17.5	100
Dentist	60.2	6.1	20.2	13.5	100
Entertainment	42.1	2.2	29.8	25.9	100
Veterinarian	55.7	0.5	3.6	40.2	100

SOURCE: Town of Mayerthorpe Community Survey, 1981.

tions of their budgets for some other goods and services elsewhere, mainly in Edmonton and Whitecourt. As shown by Table 12, this was particularly true of larger shopping items such as furniture (on the average 78.7 percent of the furniture budget spent outside the Town), major appliances (62.0 percent), clothing and shoes (59.5 percent), cars and trucks (46.9 percent), restaurant meals (71.6 percent) and entertainment (57.9 percent).

The fact that Mayerthorpe has above average per capita retail sales and at the same time its residents spend relatively significant proportions of their shopping dollars in Edmonton and Whitecourt, suggests that the Town has a large secondary trade area[9] supporting local commercial establishments.

As shown in Table 13 the total commercial space[10] presently in use in the Town of Mayerthorpe amounts to 11 466 sq. m. (123,419 sq. ft.)[11] of GLA[12]. Retail trade occupies 58.1 percent of this total, with the rest distributed among service trade (24 percent), office

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9 Trade or market area - the geographic area of influence from which a retail development could expect to derive, on a regular basis, between 80 and 95 percent of its total sales volume. The remaining sales are normally derived from residents living in areas beyond the delineated borders of socio-economic, man-made or natural barriers such as railway lines or rivers, although the influence of competitive retail facilities, where applicable, or car driving times are also important factors considered in the establishment of trade area boundaries.

The primary trade area of Mayerthorpe is the Town itself. The secondary area is that portion of the total trade area which lies beyond the Town's boundary.

10 Total commercial space also includes institutional office space.

11 This includes 473.3 sq. m. (6,171 sq. ft.) of GLA (5 percent of the total) which is considered a normal amount of vacant space. An additional 458.2 sq. m. (4,932 sq. ft.) of GLA, vacant in 1981, exceeded the 5 percent "normal" vacancy rate.

12 Gross Leasable Area (GLA) - is the total area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors - if any - expressed in square meters (feet) and measured from the center line of joint partitions and from outside wall faces.

Gross Leasable Area is all that area on which tenants pay rent; that is the area producing income. GLA lends itself readily to measurement and comparisons. Because of this feature, GLA has been adopted by the shopping centre industry as its standard for statistical comparisons.

Gross Leasable Area was estimated as being 85 percent of the total area of the commercial buildings in Mayerthorpe.

TABLE 13

COMMERCIAL SPACE IN USE BY TYPE; TOWN OF MAYERTHORPE (June 1981)

	Square Meters of GLA[1]	Square Feet of GLA	Percentage of Subtotal	Percentage of Total
Retail Establishments				
Food	1 434.0	15,435	21.5	
General Merchandise	1 777.4	19,132	26.6	
Automotive	1 880.4	20,240	28.2	
Apparel and Accessories	344.2	3,705	5.2	
Hardware & Home Furnishings	413.3	4,449	6.2	
Miscellaneous Retail	820.3	8,830	12.3	
SUBTOTAL	6 669.5	71,790	100.0	58.1
Service Establishments				
Amusement and Recreation	-	-	-	
Personal Service	226.3	2,436	8.2	
Accommodation and Food	2 350.8	25,304	85.5	
Miscellaneous	171.5	1,846	6.2	
SUBTOTAL	2 748.6	29,586	100.0	24.0
Office	1 474.6	15,872		12.9
Vacant	573.3	6,171		5.0
TOTAL	11 466.0[2]	123,419		100.0

NOTES:

1 Gross Leasable Area (GLA) - is the total area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors - if any - expressed in square meters (feet) and measured from the center line of joint partitions and from outside wall faces.

Gross Leasable Area is all that area on which tenants pay rent; that is the area producing income. GLA lends itself readily to measurement and comparisons. Because of this feature, GLA has been adopted by the shopping centre industry as its standard for statistical comparisons.

Gross Leasable Area was estimated as being 85 percent of the total area of the commercial buildings in Mayerthorpe.

2 11 466 sq. m. (123,419 sq. ft.) of GLA represent the amount of commercial space presently in use (including a "normal" vacancy rate of 5 percent). An additional 485.2 sq. m. (4,932 sq. ft.) of GLA of commercial space were vacant in mid-1981.

development (12.9 percent) and vacant space (5.0 percent). The total gross leasable area (including all vacant space) is equal to 11 924.2 sq. m. (128,351 sq. ft.) and has been estimated as covering 3.8 hectares (9.4 net acres) of land.

In 1981, the total trade area of Mayerthorpe (both primary and secondary) comprised approximately 4,700 people. This population has been projected to range between 6,850 and 7,450 by the year 2001.

There are three commercial districts in Mayerthorpe:

(a) The central business district (C.B.D.) is along Main Street (50th Street), between 48th and 51st Avenues. This commercial core is where most of the retail and service businesses in Mayerthorpe are located.

(b) The second zone is located to the east and west of the commercial core and north of the railway tracks. These peripheral or fringe areas contain mixed and sometimes incompatible land uses. This includes a number of industrial-related land uses, some of which could be suitably relocated in a light industrial park. There are also many old, and in some cases, vacant structures in poor condition. A significant amount of land in these areas is underutilized.

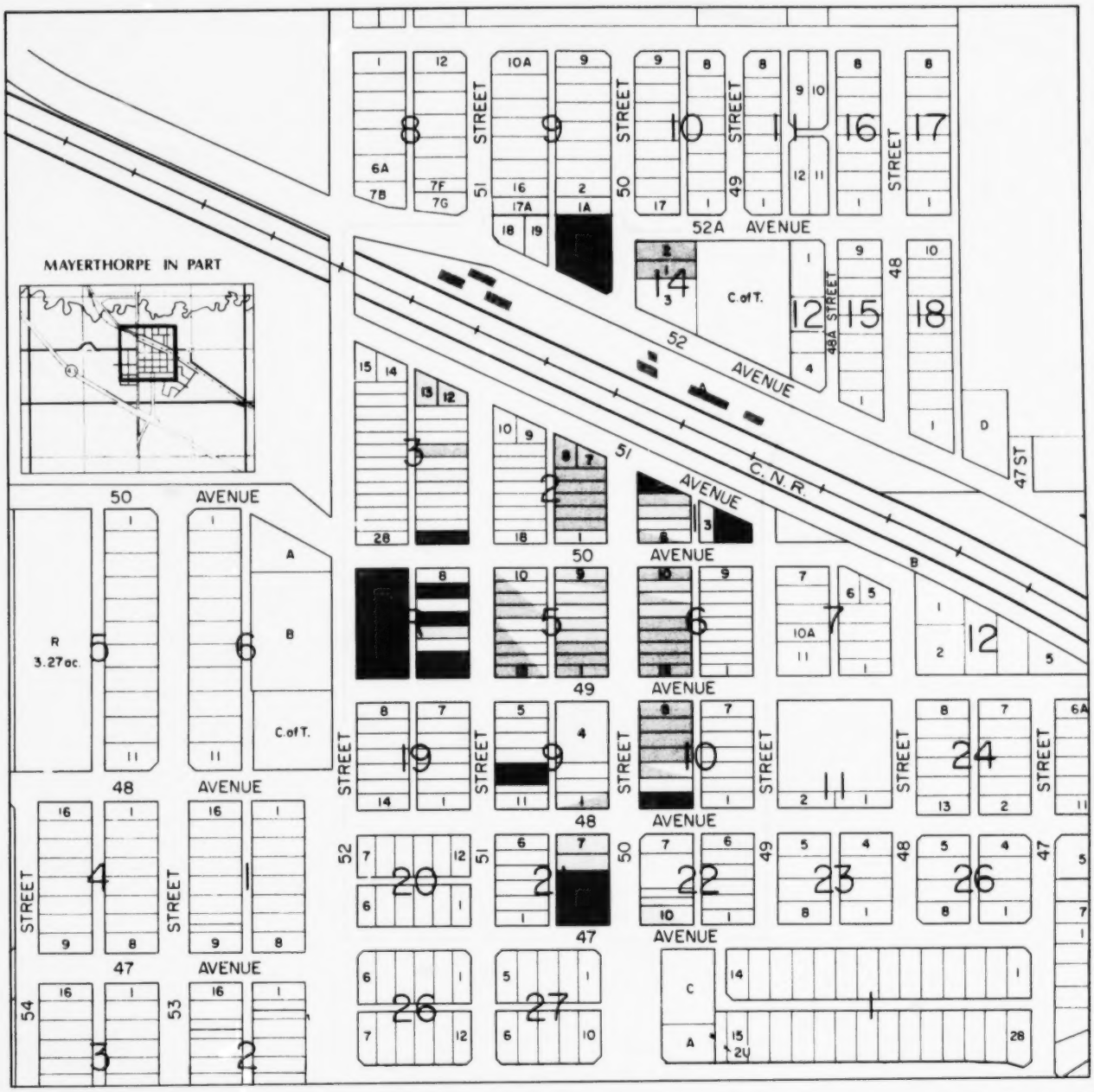
(c) A third large commercial area, containing approximately 5 hectares (13 acres) of land, is located south of the C.B.D. While this area, like the C.B.D., is zoned C-1 and C-2 and forms an extension of the downtown area, it is functionally different from the C.B.D. This area contains a gas bar and car wash, a supermarket and a fast foods drive-in as well as a number of large vacant lots.

Only approximately 20 percent of the total land area in the C.B.D. is actually used for commercial (office, retail and service establishments) purposes. The largest portion of land is taken up by light industrial activities such as lumber warehouses and storage, auto body shops, welding shops, etc. The next major land use is residential (see Map 6).

The following points provide a general assessment of Mayerthorpe's central business district:

(a) the existing downtown is off-center with respect to future residential development;

(b) there is an inefficient use of land because of the relatively low intensity of development in the downtown;



Map 6

CENTRAL BUSINESS DISTRICT EXISTING LAND USE

- Retail
- Office
- Automotive
- Storage
- Residential
- Industrial
- Public / Semi - Public
- Vacant

TOWN of MAYERTHORPE : General Municipal Plan

Edmonton Metropolitan Regional Planning Commission

(c) the fringe area is characterized by a mixture of land uses and a relatively large proportion of land used for quasi-light industrial purposes;

(d) the logical extension of the central business district would be along Main Street, south of 47th Avenue. Recent developments in this area are vehicle-oriented commercial land uses. There is a lack of continuity between this area and the C.B.D.;

(e) many of the structures in the central business district are in poor condition;

(f) there are a few pre-1925 structures, however they appear to be of limited architectural/historical interest;

(g) on-street angle parking is the dominant form of parking in the commercial core; this is generally adequate for present traffic volumes; and

(h) Main Street and 52nd Street are the only paved streets in the C.B.D.

Slightly over half of the Town's residents are not safisfied with the shopping in Town.[13] The most frequently mentioned desired shopping improvements were a larger selection of goods, more clothing stores, competitive pricing, a shopping center, a better selection/quality of products and services, more grocery stores/supermarket.

The most frequently mentioned parts of Town which Town residents identified as being rundown were the rail/track area and the main street/downtown area.

All Town residents were asked to comment on what improvements they felt were required in the downtown area. The appearance of buildings, the general appearance of the downtown and the alleys were the most frequently suggested improvements. Also noted was the lack of community pride in the downtown area.

The Town of Mayerthorpe will pursue the following actions as a means of developing the downtown as a strong and aesthetically pleasing commercial area.

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[13] For more information refer to; Edmonton Regional Planning Commission, Town of Mayerthorpe General Municipal Plan, Central Business District, ERPC, 1981, 18 pages.

* *The Town will use its Land Use Bylaw to encourage the development, redevelopment and intensification of Main Street as Mayerthorpe's commercial core for obtaining personal goods and services.*

* *The Town will encourage the infill of Main Street with new retail and service commercial development.*

* *The Town will investigate all sources of funding for upgrading the appearance of the downtown.*

* *The Town will encourage the Mayerthorpe and District Chamber of Commerce to develop and carry out programs of action to promote Mayerthorpe's downtown.*

* *The Town may wish to enforce the proper maintenance of commercial establishments through the enactment of a Maintenance Bylaw.*

* *The Town may wish to prepare an Area Redevelopment Plan for the Central Business District. This Plan should detail proposed land use, traffic circulation, parking, architectural and landscaping standards, utility upgrading, road requirements and any other matters required by Council.*

4.2 INDUSTRIAL SECTOR

Mayerthorpe's industrial sector has developed in the past several decades mainly in response to the supply and servicing requirements of the surrounding agricultural area. Future industrial development in the Town can be expected to reflect to a greater degree the broader demands associated with the anticipated growth in the extraction and processing of Alberta's natural resources and the planned diversification and decentralization of the province's economic activities. Because of its closeness to the Edmonton metropolitan area, Mayerthorpe's potential for industrial development is also likely to be positively affected by the anticipated metropolitan population and economic growth.

The most direct influences with the potential for stimulative industrial growth effect on Mayerthorpe are likely to result from the anticipated natural resource development in the Whitecourt region and associated population and economic growth in the Town of Whitecourt.

Development of tourism, expansion in the local construction industry and exploration for oil and gas in the Whitecourt area are expected to continue. Furthermore, the following plants and activities are likely to begin operation.

(a) Forest Industry

(1) A wood manufacturing plant and pulp mill at Knight's Landing.

(2) Expanded wood manufacturing and a new particle board plant at Blue Ridge.

(b) Coal Mining and Energy Generation

(1) Coal mining to serve the oil industry (Cold Lake Area) and electric generating plant (Judy Creek Area).

(2) Power plant (Judy Creek Area).

The industrial activities presently located in the Town of Mayerthorpe consist of both manufacturing and non-manufacturing establishments. They include an alfalfa processing plant, a feed mill, grain elevators, a concrete plant, farm equipment and supply firms as well as wholesale distribution and construction contracting firms.

Larger industrial land users are, for the most part, located on the industrially zoned land north of the railway. A number of industrial firms are also situated in the downtown area on commercially zoned land. In recent years, firms engaged in the sale and servicing of farm machinery and equipment have been locating on commercially zoned land (C-2) north of Highway #43.

Mayerthorpe's future industrial development can be expected to be limited, initially, to additional activities similar to those already operating in the Town; that is, smaller agricultural processing and manufacturing repair and service firms, as well as construction, trucking and wholesale-distribution establishments serving predominantly the local area market. Later, when the Town's labour force enlarges and diversifies as the municipality grows and the anticipated large scale regional resource based projects get under way, then Mayerthorpe's location could become attractive to more specialized industrial activities serving larger area markets. Under these circumstances Mayerthorpe's locational attributes, such as its location on a railway line and a major provincial highway connecting the municipality with the Edmonton metropolitan area and the fast developing area centered on Grande Prairie, will become increasingly valuable factors enhancing the Town's industrial development potential.

Although it is possible to distinguish the chief factors which reflect positively on the Town's potential for industrial development and to identify some types of industrial activities which are likely to find Mayerthorpe's location attractive, the size and timing of future industrial development remains uncertain.

By the year 2001, the Town of Mayerthorpe's industrial land requirements will increase from the current total of 12.34 hectares (30.5 acres) to between 14.2 and 42.95 hectares (35.5 to 106.5 acres).

These fairly wide ranges reflect the existing degree of uncertainty as to the future role the Town will perform in the region. If Mayerthorpe continues to serve increasingly as a dormitory for the workers employed in Whitecourt and the surrounding region, then its industrial land requirements will likely be close to the lower levels of the projected range.

In order to promote future industrial development for the purposes of increasing local employment opportunities and strengthening the Town's tax base, the Town has adopted the following policies.

* *The Town will continue to seek assistance from local industries and business groups, as well as from Provincial Government departments to:*

  - *determine the potential new industrial enterprises which could successfully locate in Mayerthorpe, and*

  - *promote the industrial development advantages of the Town.*

* *The Town will encourage new industrial uses to locate in the industrial area south of Highway #43 and east of 50th Street.*

* *The Town may assist existing industrial uses in non-industrial areas to relocate to the industrial area south of Highway #43 and east of 50th Street.*

The Town will encourage the development of high quality industrial parks through the adoption of the following policies.

* *The Town will require the visual buffering of outdoor storage areas by measures such as fences, berms or planted screens.*

* *The Town through consultation with the Yellowhead Regional Planning Commission will require the design of proposed industrial subdivisions to be suitable for the potential industries which may locate within the Town.*

* *The Town will recommend to the subdivision approving authority that reserve land rather than cash-in-lieu of reserve land be provided in future industrial parks.*

* *The Town may dispose of reserve land in industrial areas which is in excess of the area's open space and recreation needs.*

* *The Town may wish to include in future industrial area development agreements provisions for specific architectural and site design regulations.*

PART FIVE MUNICIPAL SERVICES[14]

5.1 POLICE PROTECTION

The Town is policed by the rural detail of the Mayerthorpe Royal Canadian Mounted Police detachment. The detachment also includes a highway patrol unit.

An estimated twenty-five percent of all calls to the Mayerthorpe detachment come from within the Town. The Town does not pose any extraordinary policing problems.

Only 23.8 percent of Town residents considered police protection to be inadequate. The most frequent suggestions for improvement were: more patrolling, improved Neighbourhood Watch programs and faster service.

In order to continue to ensure the provision of necessary police protection services to the residents of Mayerthorpe, the Town has adopted the following policies.

* *The Town will continue to cooperate with the R.C.M.P., which is responsible for policing the community.*

* *The Town will encourage the R.C.M.P. to continue monitoring the trends in crime to provide necessary information for planning future police services.*

* *The Town will encourage the R.C.M.P. to continue to publicize their activities in order to enhance community relations.*

* *The Town will encourage the R.C.M.P. to sponsor an awareness of crime in Mayerthorpe and a preventive attitude among Town residents.*

* *The Town will comply with Provincial law by establishing municipal policing when it achieves the population at which it is required to do so.*

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[14] A detailed discussion of the Community Survey results and other information relevant to municipal services policies may be obtained from the following publications:

Edmonton Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Public Services, ERPC; December 1981, 107 pages.

Edmonton Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Community Development; ERPC, December 1981, 21 pages.

5.2 FIRE PROTECTION

The Town of Mayerthorpe is protected by a ninteen member volunteer firefighting force. The response to a fire is approximately 10 men during the day and 19 men at night. In the last five years, there have been approximately eight fires per year.

The Town also maintains the Mayerthorpe Disaster Services Agency - an organization composed of the local police and fire departments, the hospital, ambulance and home for the aged - for the purposes of dealing with major emergency situations.

The Town's water system has adequate fire flow however the fire pumper capacity is deficient by 67.2 litres per second (lps) or 887 imperial gallons per minute (igpm). Firefighting pumping capacities will have to be increased as light industrial development occurs south of the highway. More volunteers will be required to man the additional firefighting equipment needed to meet the required future pumping capacity and the present firehall and communications equipment require improvement.

In order to continue to ensure the provision of necessary fire protection services to the residents of Mayerthorpe, the Town has adopted the following policies.

* *A new fire hall should be constructed in a location that is as conveniently central as possible to existing development in the Town and future expansion areas. The fire hall should have adequate space to house at least three pumpers, other equipment, as well as meeting rooms, etc.*

* *The Town should purchase an additional pumper vehicle with a capacity of at least 79.5 lps (1050 igpm) in order to obtain additional credited fire protection for the Town as required by standards.*

* *Upon the purchase of an additional pumper, the Town should increase the size of its volunteer firefighting force.*

* *The Town should improve the present communications system used to call the volunteer firemen.*

5.3 HEALTH AND SOCIAL SERVICES

Mayerthorpe's health services and facilities include a twenty-two bed hospital and associated clinic staffed by two doctors, lab technicians and nurses. Ambulance services are provided by two privately operated companies: Mayerthorpe Ambulance serving the Town, and Associated Ambulance, serving both the Town and the surrounding area.

Health care is also provided by the Stony Plain/Lac Ste. Anne Health Unit based in Stony Plain. Although the Health Unit does not have a sub-office in Mayerthorpe, many of the programs and services offered by the Whitecourt sub-office are available to Mayerthorpe through a local co-ordinator.

A number of Health Unit services are provided in Mayerthorpe on a regular or periodic basis by Whitecourt health professionals. Such services include: community health nursing, occupational therapy, physiotherapy, home care nursing and public health inspection. Community health nursing includes prenatal classes, regular well-baby clinics, and a monthly vaccination/immunization clinic in Mayerthorpe School.

From the head office in Stony Plain, dental care personnel visit Mayerthorpe on a regular basis, often in conjunction with the monthly immunization clinic.

A number of services are offered through the Mayerthorpe Co-ordinator on a local basis only. Meals-on-wheels, homemakers (for housecleaning) and volunteer drivers are available in Mayerthorpe. Because of the large proportion of senior citizens in the Town, senior citizen and handicapped transportation is provided:

(a) by volunteers, driving people to the hospital for checkups; and

(b) by a weekly car service available to all seniors, for shopping trips, etc.

For the most part, health and social services are a regional, rather than a local responsibility. Such agencies as the Stony Plain/Lac St. Anne Health Unit and Alberta Social Services and Community Health must locate and co-ordinate available staff to meet regional needs. The following policies indicate the variety of actions which the Town can undertake in order to assist with the provision of health and social services.

* *The Town may wish to periodically assess social service and health care needs in terms of such demographic characteristics as age, income, family size and life cycle.*

* *The Town will continue to co-operate with Alberta Social Services and Community Health, the Stony Plain/Lac Ste. Anne Health Unit and other agencies to provide a level of social services and health care appropriate to the needs of the existing and future population of Mayerthorpe.*

* *The Town shall endeavour to ensure that suitable and sufficient health services and facilities are available to residents of Mayerthorpe and the surrounding area.*

* *The Town, individually or in conjunction with neighbouring communities, may wish to consider introducing programs available through Preventive Social Services (PSS).*

* *The Town should encourage agencies providing social and health care services from other communities to base their personnel within the Town when the demand for their services warrants the establishment of a Mayerthorpe sub-office.*

* *The Town may wish to consider a "welcome wagon" service to introduce new residents to the community.*

* *The Town may wish to provide, in conjunction with such agencies as the Stony Plain/Lac Ste. Anne Health Unit, an advertising and public education program regarding the various health and social services available in Mayerthorpe.*

* *The Town will endeavour to encourage voluntary participation, when required, in such health and social service programs as meals-on-wheels and seniors' transportation service.*

* *The Town may wish to encourage the provision of adequate day care and/or after school care, according to present and potential demand.*

* *The Town will continue to aid and encourage an ambulance service consistent with the size of the service area and with the demographic characteristics of the Town's population.*

5.4 EDUCATION

Existing education facilities consist of the Mayerthorpe High School, Mayerthorpe Elementary School and Mayerthorpe Primary School.

High school enrolment has been fairly stable and is expected to remain so in the near future. As there are no apparent problems with overcrowding or with the building itself (e.g. maintenance, structural defects, major renovations), there are no plans for expansion and/or major renovations of the high school.

The Primary School was built in 1958 and will continue to be used for the next few years. The Elementary School is somewhat older, originally constructed in the late 1940's and has had sections added to it since then.

Although the County of Lac Ste. Anne School Division #28 is responsible for the provision of schools in Mayerthorpe, the Town can aid the School Board by providing information regarding:

(a) changes in population characteristics;

(b) expected changes in population size and rate of growth;

(c) the location of residential, commercial, industrial and park development;

(d) proposed additions or changes to the transportation system, and

(e) expected housing type(s) in new residential subdivisions.

By working with the School Board, the Town may influence both short-term and long-term planning to meet classroom and other school facility requirements. Accordingly, the Town of Mayerthorpe has adopted the following policies.

* *The Town of Mayerthorpe, in conjunction with the Lac Ste. Anne School Division #28, will endeavour to:*

  - *monitor changes in the Town's population (and, if possible, in the rural population of the school attendance area) with respect to age, sex and marital status; and*

  - *monitor population movements both within and from outside the Town.*

* *The Town will endeavour to provide the Lac Ste. Anne School Division with information regarding the Town's existing and projected population, present and future land use and changes or additions to the housing stock.*

* *The Town will endeavour to assist the Lac Ste. Anne School Division in providing sufficient schools to meet the classroom requirements of the Mayerthorpe School Attendance Area.*

* *The Town will endeavour to ensure that the residential design and street pattern of each new residential subdivision minimizes walking distance and maximizes safety for children travelling by foot or bicycle to and from school. The Town will also endeavour to establish safe school routes in both new and existing areas,*

utilizing where necessary such features as: crosswalks, pedestrian walkways, bicycle routes, sidewalks, traffic lights, speed zones and appropriate signs.

* *The Town, in conjunction with the Lac Ste. Anne School Division, will endeavour to encourage community use of school facilities and school grounds, as well as student use of municipal parks and recreation facilities. The Town may wish to consider a formal joint-use agreement with the Lac Ste. Anne School Division.*

5.5 LIBRARY

The Mayerthorpe Public Library is presently located in the Town Office building. There are no plans for expansion or renovation of the present facility.

In addition to lending books, the Library provides a number of programs and facilities. There is a large selection of audio-visual equipment, "large print" books, frequent arts and crafts exhibits, a toy library, meeting room and preschoolers' library program.

The Town of Mayerthorpe has adopted the following policies with respect to the municipal library.

* *The Town will encourage the Library to reflect the service and program needs of the community.*

* *The Town will endeavour to provide additional space if and when expansion of the Library is necessary.*

* *The Town shall continue to ensure that the Library is easily accessible to residents, that sufficient parking is available, and that provision is made for handicapped users.*

* *The Town, in conjunction with the Library, will continue to inform the public of the services and facilities provided by, or available at, the Library.*

5.6 PARKS AND RECREATION

The Mayerthorpe Recreation Board and the Lac Ste. Anne Regional Recreation Council (LSARRC) are the two major recreation organizations within the Town. The LSSARC is primarily responsible for recreational programming but is also involved in planning for recreational facilities and miscellaneous recreational services. The Recreation Board represents Town service clubs, Town Council

and the general public. Some functions of the Recreation Board are to receive requests for grants from Town clubs and societies and then submit them to the LSARRC, act as a general liaison between Town residents and the LSARRC, administer the Town swimming pool, and purchase recreational equipment. Other organizations involved in recreation in the Town are the Curling Club, Agricultural Society, Gymkhana Club, Arena Committee, Golf and Country Club, Kinsmen, Lions, Legion, and the Chamber of Commerce.

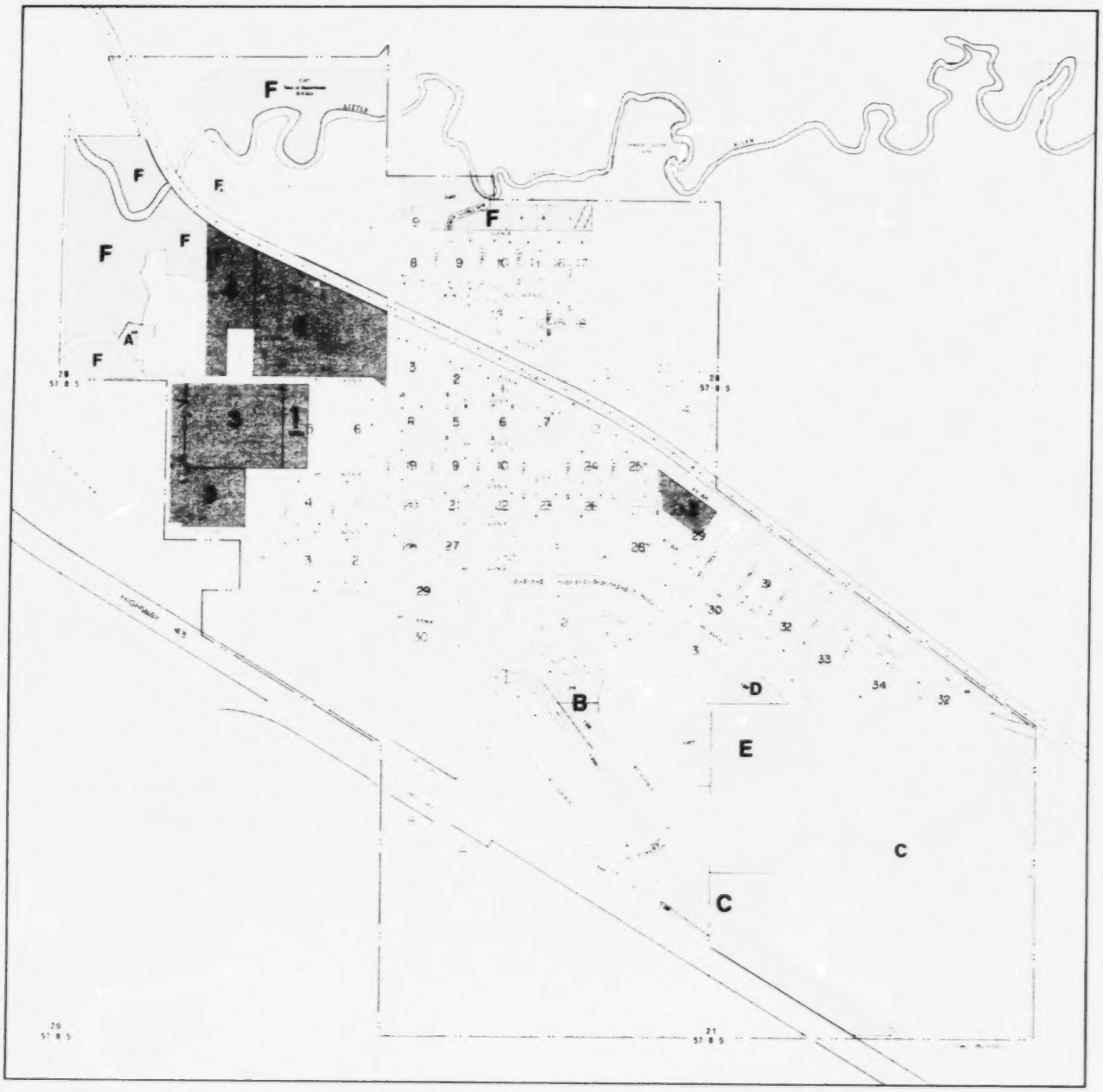
The Town boasts an outdoor swimming pool, curling rink, arena, golf and country club and numerous meeting, banquet and club rooms. In addition, the primary, elementary and junior/senior high schools are used extensively by the community for a wide variety of recreation programs.

The areas of recreation most frequently mentioned by residents as requiring immediate action were more recreation facilities for teenagers, more recreational facilities for adults, and improve the quality of existing recreational facilities. When asked what additional recreational facilities were needed in the Town, those facilities mentioned most frequently were tennis courts, bowling lanes, bicycle paths, wading pool, and badminton courts.

Facilities standards would suggest that the Town presently has most of the recreational facilities that it will require for a population of 3,000 - 4,000 (see Table 14). According to published standards, additional facilities might include two to three tennis courts, a bowling facility, and an additional playing field which will likely be provided with the new elementary school.

The Town of Mayerthorpe contains approximately 28 gross hectares (70 gross acres) of recreation open space. Over 85 percent of this open space is developed and/or used for recreational purposes. Although net open space acreage cannot be determined, the Town greatly exceeds the common planning standard of 4.04 hectares (10 acres)/1,000 population. In addition, over 25.86 hectares (64 acres) in the Little Paddle River Valley have been zoned for general recreation (see Map 7 and Table 15).

Recreation facility improvement and development, rather than open space development, appears to be the major area requiring immediate Town action. In terms of public open space, residents of the area north of the railway line desired more parks/play equipment for children and more public open space in the downtown area. Residents of the older established districts south of the railway line felt that the quality of existing open space could be improved. More public open space for adult passive recreation use and a major community or Town-wide park were two other open space improvements suggested by residents.



Map 7

PARKS and OPEN SPACE

EXISTING AREAS

1
2
3
4

POTENTIAL / PROPOSED AREAS

A
B
C
D
E
F

TOWN of MAYERTHORPE : General Municipal Plan

Edmonton Metropolitan Regional Planning Commission

TABLE 14
RECOMMENDED PARK PROVISION STANDARDS[1]

RECREATION TYPES	MINIMUM SIZE	HECTARES/ 1000 PEOPLE	SERVICE RADIUS	POPULATION SERVED	ASSOCIATED FACILITIES	LOCATION AND DESIGN CRITERIA[2]
Local Playgrounds, Totlots, Blocks Playgrounds	.02-.81 ha.	.81	.40 km.	1000	playground equipment and sitting area	- playgrounds and totlots should be carefully sited to provide easy and safe access - the provision of play lots should be designed as part of an overall subdivision layout
Neighbourhood Parks	2.02 ha.	1.62[3]	.80 km.	2000-3000	playground equipment, games courts, ball diamonds, sitting and resting areas	- neighbourhood parks should not be located adjacent to major traffic arteries - parks should be centrally located relative to the residential neighbourhoods they serve - parks should, where practical, be situated adjacent to an elementary school under a Joint Use Agreement
Community Recreation Area	4.05 ha.	1.62[4]	4.8 km.	3000-5000	playfields, athletic fields, picnicking area, ornamental park, and community centre	- community recreation area should be adjacent to major urban roadways and next to a senior high school.
Major Regional Recreation Area	4.05 + ha.	2.02[5]	16.1 km.	5000	arena, swimming pool, rodeo ground, and golf course	- land requirement depends on type and scale of development; room left for future expansion

Notes: [1] Calgary Regional Planning Commission, Cochrane General Municipal Plan, 1980; Calgary Regional Planning Commission, Turner Valley General Municipal Plan, 1980; Delcan, (Draft) Calmar General Municipal Plan, April, 1980.

[2] C.R.P.C., Turner Valley, op.cit.

[3] Standard includes 1.11 hectare for neighbourhood park and .51 hectare for public and separate elementary joint use facilities.

[4] Standard includes .81 hectare for recreational open spaces and .81 hectare for public and separate junior and senior high school joint use facilities.

[5] Standard includes .41 hectare for recreation open spaces, .81 hectare for municipal golf courses, and .4. hectare for natural open spaces.

TABLE 15
TOWN OF MAYERTHORPE: OPEN SPACE INVENTORY (AS OF JULY 1981)

Open Space	Location	Description[1]	Facilities	Comments
TOWN-OWNED				
1. Lions Park	54 St./50 Ave.	-flat, rectangular parcel -park - approx. 0.61 ha. pool - approx. 0.72 ha. total parcel = 1.32 ha. -grassy, especially in south -spruce trees between pool and open, grassy picnic/playground area -pool area fenced -park in process of being fenced (chain link)	North end: -outdoor pool with diving board -changing rooms -bleachers (pool area) -benches (pool grounds) Park: -swings (2 sets) -slide -climbing bars -4 picnic tables -litter bins	-pool grounds in rather poor condition -fencing will define park more clearly and will increase safety -trees and shrubs around the periphery would be attractive and would increase privacy -rather muddy in treed area -picnic tables might be better situated in shade of trees; leave open grassy area for unstructured games -benches for supervisory parents could separate playground equipment from open area -park has been improved considerably since early June, (e.g. swings have been painted)
2. Kinette Park	49 St./49 Ave.	-long, narrow, irregular shaped parcel -size - approx. 1.07 ha. -slightly rolling topography -large grassy open area -fenced (chain link) -several trees near play equipment area	-playground equipment 1) 'rocket' slide 2) teeter totters 3) tyres 4) log 'stumps' -ice pad (winter)	-only park, at present, in east part of Town -"no trespassing" signs on fence gates (to discourage use of park by dirt bikers and snowmobilers) -benches for supervisory adults could be useful -shrubs along the fence would be attractive and would 'soften' the harsh fence
3. Recreation/ Agricultural grounds	54 St./50 Ave.	-flat, open area -2 parcels 5.14 ha. + 3.62 ha. = 8.77 ha.	Gymkhana grounds: -in SW corner of grounds -1/4 mile track -fenced (wire) -3 bleachers Senior baseball diamond -regulation size -backstop -fenced outfield -permanent stands for 200 spectators Softball diamond: -backstop Barns, stockpens, Arena, several buildings	-gymkhana grounds used for gymkhana events and chariot racing -baseball diamond used for softball and fastball -softball diamond used for softball and minor baseball -whole area used for annual fair

continued...

TABLE 15, continued

Open Space	Location	Description[1]	Facilities	Comments
4. Municipal Reserve	47 St./44 Ave.	-vacant lots 0.86 ha. + 0.74 ha. = 1.60 ha. -location of Town reservoir (foundations laid) -not developed -flat, low area	-none at present	-proposed park -such sites are sometimes used for recreation facility sites, such as tennis courts -could balance existing park/ playground areas
5. Proposed Park and Parkway System	Southeast Outline Plan Area	-follows shallow stream course -some trees and shrubs -development constraint -not developed -area not yet determined	-none at present	-suggested parkway connection between proposed storm water detention pond in the northeast and a second park area to the southwest -could provide the, as yet, undeveloped southeast area with opportunities for both active and passive recreation -potential bicycle/ski/fitness/ walking trail
6. Park Reserve (Trailer Park)	50 Ave.	-not developed at present -.69 ha. parcel	-none at present	-because of reasonable proximity of school grounds, could perhaps be developed best as a toddler/ preschool park with provisions for supervisory adults
7. Little Paddle River Valley	North Boundary of Town	-shallow, narrow stream -little flood plain -heavily forested (aspen, poplar, some spruce, undergrowth) with several large open areas (shrubs, bushes, long grass) -some very steep bank slopes -very muddy (clay) -area zoned for general recreation (P-1) consists of several parcels: 1. 13.66 ha. 2. 6.06 ha. 3. 2.09 ha. 4. 2.69 ha. 5. 0.48 ha. 6. 0.67 ha. 7. 0.21 ha. TOTAL = 25.88 ha.	-none at present	-major development constraints 1. steep slopes 2. clay (extremely muddy) -access - very muddy track (north and south of river) to ford east of railroad bridge -park reserve -used for drinking parties -potential for cross-country ski trails or snowmobile trails (summer trails would require surfacing since existing clay is unsuitable) -river-potential for day time skating -cattle and tree clearing are very evident on the old sewage lagoon site -wooden trestle railroad bridge as a focal point -potential picnic site(s) in clearings

continued...

TABLE 15, continued

Open Space	Location	Description[1]	Facilities	Comments
7. Little Paddle River Valley, continued		A. Parcels 5-7, north end of Town - long narrow flat area on top bordering the approximately 213 m. x 30.4 m. - the remainder is in a steep decline into a gully-heavily wooded with spruce and poplar[2] B. Parcel 1 west of school grounds - small open area - the remainder is heavily treed and a major portion is taken up by river valley and ravine area.[2]		-clearing of vegetation will increase problems with mud -some use is made of the valley by cross-country skiers, snowshoers and snowmobilers
B. COUNTY OF LAC STE. ANNE SCHOOL DIVISION				
1. School Grounds	54 St./50 Ave.	-2 parcels large parcel = 8.1 ha. west parcel = 3.4 ha. 11.5 ha. -slightly rolling, grassy area -bounded on north by railroad track -some trees around -flat play field area -some shrubs along chain link fence	Southeast Playground: -2 swing sets (6@) -teeter totters -climbing bars -'balance' logs Creative Playground: -3 swing sets -teeter totters (2 sets) -tyre swings (2 sets) -large tyres -tyre climbing apparatus -2 'jungle gyms' -slide -seating/'balance' logs -large diameter pipes -picnic table -litter bins -climbing bars -rope "swings" Play fields: -soccer field -soccer pitch -2 ball diamonds	-neat, attractive playground and play fields -play equipment set up to take advantage of slightly rolling terrain -equipment appears to be generally in good condition, except for some broken swings in the Southeast Playground

continued...

TABLE 15, continued

Open Space	Location	Description[1]	Facilities	Comments
8. COUNTY OF LAC STE. ANNE SCHOOL DIVISION, continued				
1. School Grounds, continued			-440' track with soccer/football field in centre -2 basketball hoops	
2. Proposed Elementary School/ Potential Junior High School	46 Ave.	-not developed -relatively flat to slightly rolling -2 parcels 1.22 ha. + 2.03 ha. 3.25 ha.	-none	-joint-use agreement between School Board and Town would increase amount of open space available in Town -development of playground and play fields would balance existing grounds and play fields in the west end of Town

SOURCE: [2] Lac Ste. Anne Regional Recreation, Parks and Recreation 1976-1981 Master Plan, Technical Supplement.

More recent park provision standards take into consideration the types of recreation open space required, the maximum walking distance, the age group(s) to be served, the size of the service area, the types of equipment and facilities required and the location of the areas with respect to other land uses. Each type of open space development has its own set of design and location criteria. For infants, park development basically consists of an attractive and comfortable area for adults; for preschoolers and children, safety and accessibility are major considerations. Teenagers tend to be more mobile; having their own "teen" time may be more important than the actual distance to, and location of, a recreation area. With the exception of seniors and handicapped, the importance of distance decreases with age. For this reason, the number of parks required decreases while the area required increases for each successively older age group - an important consideration in developing and maintaining a well-balanced park and recreation system. The standards in Table 14 are suitable for smaller urban centres (maximum population of 5000). However, since Mayerthorpe must also provide for the recreation needs of the surrounding rural area, the actual service area - in terms of distance and population - is much greater than the urban service area; the Town has a number of recreation facilities and open space development that might not otherwise be expected in a centre of 1500 people.

The following guidelines should be used in planning either a single recreation area or a balanced park and recreation system.[15]

a) Due to the limited area of existing reserve land and land dedicated at the time of subdivision, maximum effective use should be made of all park areas.

b) Priority should be given to the accommodation of the publicly desired areas and facilities identified through the 1981 Community Survey when allocating space and locations in the Town's recreation areas or open space system.

(c) Multiple use of recreation features to provide varied forms of recreation at different hours or seasons, or for different age or occupation groups should be promoted.

(d) Space for recreation facilities should be provided in the amounts specified by the Town's Parks and Recreation Master Plan.

(e) Recreation facilities and play equipment should be located so as to provide ease of supervision and operations.

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[15] For a more detailed discussion refer to; Edmonton Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Public Services; ERPC, December 1981; 107 pages.

(f) Circulation and accessibility both to and within recreation areas should be appropriate for the type of area and its intended users.

(g) Recreation open space should incorporate existing natural (environmental reserve) areas and vegetation such as the Little Paddle River Valley.

(h) The elements of each open space area should be designed so as to ensure the users' safety.

(i) Economy of construction through careful planning should be maximized. Methods of minimizing costs include: incorporation of community facilities in school buildings, designing future additions and use of voluntary time, labour and materials.

(j) Future maintenance costs should be considered and may be reduced through the use of durable building materials or other design changes. Adequate funds for maintenance should be assured prior to facility construction.

(k) The design of recreation areas and facilities should include adequate public conveniences such as toilet facilities, drinking fountains, seating accommodation and parking space.

(l) The Town should strive to achieve a pleasing appearance to park areas and recreation facilities through proper architectural and landscape design.

The Public Services background report to the General Municipal Plan identified many possible improvements to the Town's existing recreation and open space system. In addition, the following parks and recreation policies will guide the Town in providing a comprehensive system of parks and recreation areas in which both active and passive recreational opportunities are available for all residents.

* *The Town, through the Recreation Board and/or through service organizations, will continue to provide totlots, playgrounds and parkettes in new and proposed residential areas.*

* *The Town shall not permit totlots, playgrounds, parkettes or neighbourhood parks to be located on or near major transportation routes (road or rail) without adequate buffers and safety barriers.*

* *The Town may wish to consider the following options in the development of a balanced system of parks and recreation sites:*

  - *development of a comprehensive community park adjacent to, and in conjunction with, the proposed elementary school in the Southeast Outline Plan Area;*

- *development of a parkway system, utilizing the former drainage channel in the Southeast Outline Plan, suitable for walking, jogging and cross-country skiing. A bicycle path, if included in this system, would provide both an opportunity for recreation cycling and a safe bicycle route to and from the proposed elementary school;*

- *development of a small, enclosed playground or children's park in Zone 1 (north of the railway tracks) to serve young children in the area;*

- *some development of the Little Paddle River Valley to encourage such recreation activities as cross-country skiing and snowshoeing in a natural setting;*

- *development of the park reserve in the Southeast Outline Plan Area as a combined park and recreation area; and*

- *continued development of Lions Park as a picnic park, in order to provide passive recreational opportunities in contrast with the active recreational opportunities available on the Mayerthorpe School Grounds and the Recreation/Agricultural Grounds.*

* *The Town will continue to maintain and/or encourage maintenance of existing parks and recreation sites.*

* *The Town will ensure that all parks and recreation sites are easily accessible to the population they are intended to serve and that access is clearly defined and visible to the public.*

* *The Town shall endeavour to ensure that all parks and open space developments are accessible to the handicapped.*

* *The Town shall endeavour to ensure that adequate parking facilities and other public conveniences are available where necessary.*

* *The Town will endeavour to continue landscaping existing parks and to provide seating areas for adults in all children's parks and playgrounds; where a parcel of land has been designated park reserve, the Town may wish to initiate landscaping before the area is required for recreation use.*

* *The Town will endeavour to preserve natural vegetation, particularly tree stands, wherever possible in parks and suitable recreation sites.*

* *The Town should provide recreational facilities and programs in accordance with the needs of user groups; in particular, the Town should be responsive to the particular recreational needs of teenagers.*

* *The Town will continue to encourage joint use, by students and the general public, of school grounds and facilities and of municipal parks and recreation facilities.*

* *The Town will endeavour to provide public information, for example through brochures, regarding the parks and recreation facilities available in Mayerthorpe.*

* *The Town will continue to encourage voluntary donations, from individual residents, neighbourhood groups and local service organizations, of time, labour and materials to be used in the maintenance and development of parks, playgrounds and play fields.*

* *The Town should endeavour to maintain a high quality in recreational facilities by providing adequate equipment and suitable management.*

* *The Town will monitor the changing recreational needs of the community.*

5.7 COMMUNITY DEVELOPMENT[16]

Community development and the promotion of community spirit, identity and cohesion are important aspects of planning communities. To achieve this goal, local officials can encourage greater citizen participation in the planning process, particularly on issues affecting the community at large.

Community development grows and strengthens when the municipal council is aware of and responsive to residents' concerns and when citizens are well informed and interested in local growth and development issues.

Volunteer organizations, citizen input in political decision-making and the establishment of interest groups and leagues involved in community projects are a few ways in which community development can be fostered.

Many Town residents were attracted to Mayerthorpe because of the presence of friends and relatives or because they considered Town residents to be friendly. However, most Town residents do not agree that there is a lot of community spirit.

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16 For a more detailed discussion refer to; Edmonton Regional Planning Commission; Town of Mayerthorpe General Municipal Plan, Community Development; ERPC, December 1981; 22 pages.

In general, those survey respondents who identified themselves as former residents - both urban and rural - of the Mayerthorpe area were satisfied with the amount of community spirit in the Town; the highest level of dissatisfaction was expressed by former residents of other towns and cities in Alberta (excluding Edmonton and Whitecourt). Town residents from the Mayerthorpe area probably know the area and the people and the facilities and services. They very likely have friends and family in Town and may have chosen to live in Mayerthorpe for that reason. People from Edmonton, and especially from other Alberta urban centres may feel that Mayerthorpe lacks community spirit because:

(a) they do not know the area and/or the people;

(b) they may have been transferred, perhaps against their wishes, from their previous home; and/or

(c) they may be comparing Mayerthorpe with their previous community.

There is also a tendency for the people from the small towns and farms of the Mayerthorpe area to consider the present size of the Town as "just right", while respondents from towns outside the area tend to disagree.

With respect to local government, almost 60 percent of the 1981 Community Survey respondents felt that the Town should encourage greater citizen involvement in local government decision-making. Among the most frequently suggested means of encouraging citizen participation were:

(a) increase the number of public meetings;

(b) allow citizens greater contact with the Town administration;

(c) conduct plebiscites/votes on major decisions/expenditures;

(d) use surveys/polls;

(e) allow citizens to sit on committees and boards; and

(f) allow citizens more input into decision making.

Many small municipalities must rely on volunteers to provide services that in large urban centres could be provided by a paid staff or by a paid staff with volunteer assistance. In general, volunteers are required for:

(a) boards and committees, such as a recreation board, library board or committee concerned with early childhood education services;

(b) public services, such as the fire department, ambulance service or seniors' transportation services;

(c) special projects, such as the development of a playground, organization of a fair or rodeo, construction of benches or play equipment, donations of handicrafts, development of a fitness or ski trail, etc.;

(d) long-term projects, such as park maintenance or recreation facility upkeep; and

(e) service organizations, clubs and sports organizations where organizers, fund raisers, Guide and Scout leaders, sports coaches, etc. are essential.

Recent studies on volunteer recruitment, either on a short-term or a long-term basis, emphasize a number of factors - these are discussed below.

(a) The potential volunteer must be aware of the goal(s) and objectives of the board, committee, organization or project in which he/she is to be involved - regardless of the relative importance of the volunteer's role. People cannot be expected to use their time and talents effectively if they are not sure of the purpose of the organization or project and the means by which that purpose may be achieved. Lack of knowledge and understanding may result in volunteers working at cross-purposes to the goals of the organization.

(b) The potential volunteer must know that he/she is needed to help fulfill the goal(s) of the board, committee, organization or project. Frequently, people are aware of a need in the community but do not realize that that particular need cannot be met without their assistance; they may feel that "someone" - the municipal council, the school board, the recreation board, a service organization - should be responsible for meeting community needs.

(c) The potential volunteer must wish to achieve the goal(s) of the board, committee, organization or project. Once a person is made aware of the fact that a particular community need cannot be fulfilled without volunteer assistance, that person must decide how important that need is to himself/herself and to the community. For example, neighbourhood residents may complain about the lack of a local playground; when they realize that they must take responsibility for setting up and maintaining the equipment, they may decide that backyards are an adequate substitute.

(d) The potential volunteer must know what is expected of him/her. Many organizations dependent on volunteer assistance are considering providing a job description for each volunteer role, similar to descriptions provided for salaried positions.Many people hesitate to volunteer for a position or project because they may be "stuck" with a job they cannot, or do not want to, do; the job may require more time than they can, or are prepared to, give; or, additional responsibilities may be added (or responsibilities may be reduced) after the person has already agreed to fulfill a particular task.

(e) Once a person has volunteered, he/she must know that the work is appreciated. Not all volunteers require public acknowledgement of their efforts, but a "volunteer appreciation night", a volunteer service award pin, an article in the local newspaper or a program on a local television station not only acts as an incentive for existing volunteers but informs the community of the need for, and rewards of, volunteering.

Increasingly, committees and organizations are rejecting the stereotype of the "typical volunteer". For example, teenagers and senior citizens have often proved to be excellent volunteers. The method(s) of recruiting volunteers will depend, in part, on the type of person and skills required and, in part, on the goals and duration of the volunteer program. Person-to-person contact and personal telephone calls are methods often used to recruit people with special knowledge or abilities for particular jobs. When general volunteer assistance is required, recruitment techniques may include speeches, newspaper articles, television or radio programs and announcements, brochures, flyers and special events such as a volunteer booth. Once a person has volunteered his/her time and talents, there should be little or no delay in assigning that person a task. Volunteers quickly lose interest when there is little for them to do.

A successful volunteer program or project can benefit both the individual volunteer and the community as a whole. Through volunteers, the community can enjoy services and facilities that would otherwise be too costly; through volunteer work, a person can meet new friends, use knowledge, skills and talents or gain new knowledge and skills, control various aspects of his/her environment and contribute to the growth and development of the community.

The following policies indicate the variety of ways by which the Town will seek to involve residents in Mayerthorpe's future development.

* *The Town shall endeavour to provide the community with information regarding council decisions, including the problems involved, the possible solution(s) and the reasons for a particular decision being made.*

* *The Town shall endeavour to encourage public participation in local government.*

* *The Town shall endeavour to encourage residents to act as volunteer members on boards and committees.*

* *The Town shall encourage people of all ages and abilities to participate in volunteer projects and programs that benefit the neighbourhood or community.*

* *The Town shall continue to recognize the achievements of individual volunteers and volunteer organizations.*

* *The Town may wish to consider cooperation with such agencies as the Edmonton Social Planning Council to set up a volunteer workshop, as a means of encouraging and increasing volunteer recruitment.*

PART SIX IMPLEMENTATION

The Town of Mayerthorpe General Municipal Plan provides general direction to the public and private sectors in their efforts to improve the Town. However, the policies and plans which have been adopted as the General Municipal Plan Bylaw do not complete the Town's planning efforts.

As indicated in this plan, considerable effort is required to ensure the development of a viable commercial sector, to encourage additional industrial development, to provide necessary public services and develop suitable residential areas. The plan and its background reports provide a comprehensive information base and indicate the types of actions which will be required by Council.

The Town's Land Use Bylaw is the legislative tool by which the use and development of land and/or buildings will be regulated. It is therefore the principal instrument for implementing many of the general municipal plan policies. It is recognized, however, that changes to the existing land use pattern will not be immediate.

The Town's recreation master plan will continue to provide a schedule of necessary parks and recreation improvements. The general municipal plan identifies a number of issues which should be considered by future recreation master plan studies.

Annexation of additional land to the Town may be required in order to accommodate future industrial growth. The general municipal plan indicates a desirable expansion direction. The Town should review annexation proposals in terms of the policies contained within the general municipal plan and such other matters as the Council considers appropriate.

Finally, the Town should continue to utilize the planning services provided by private consultants, government agencies and the Yellowhead Regional Planning Commission in order to implement its general municipal plan where it is felt a need exists.

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